

FILED  
AUG 3 1973

REAL PROPERTY MORTGAGE 1286 PAGE 833

ORIGINAL  
RECEIVED  
PAID \$ 25

NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Jimmie Williams</b> <b>Mildred M. Williams</b> Rt. 4, Boyd Drive Travelers Rest, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 65 Liberty Lane ADDRESS: P.O. Box 5748, Sta. B. Greenville, S.C. 29606			
LOAN NUMBER:	DATE 7-31-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 7-31-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1 <sup>st</sup>	DATE FIRST PAYMENT DUE 9-15-73
AMOUNT OF FIRST PAYMENT \$ 109.00	AMOUNT OF OTHER PAYMENTS \$ 109.00	DATE FINAL PAYMENT DUE 9-15-78	TOTAL OF PAYMENTS \$ 6540.00	AMOUNT FINANCED \$ 1604.30	
FINANCE CHARGE \$ 1813.70		ANNUAL PERCENTAGE RATE 13.89 %			

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to C.I.T. Financial Services, Inc. (hereafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements thereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land located in Bates Twp., County of Greenville, State of South Carolina, being shown on Plat Survey made by Terry P. Dill, Dated Feb. 3, 1969, as having the following metes and bounds, to-wit:

BEGINNING at an I. P. on Boyd Drive, said Boyd Drive being off Hodgens Drive, and running N 51-30 E 445' to an I. P.; thence S 50-00 E 100' to an I. P.; thence S 51-30 W 115' to an I. P. on the said Boyd Drive; thence N 50-00 W 100' to the point of beginning.

This property being a portion of that property conveyed to Grantor by Deed by I. F. Philpot, said Deed dated Sept. 22, 1950, and being recorded in the RMD Office for Greenville County, S.C., in Book 462, Page 276.

For Plat see Plat Book LA- Page 113



TO HAVE AND TO HOLD all and singular the real estate described above

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all fees, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any fee, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*[Signature]*  
Notary Public

*[Signature]* R.S.J.  
Jimmie Williams

*[Signature]* R.S.J.  
Mildred M. Williams

4328 (N.Y.)