

AUG 10 1973 4368 AUG 10 1973 REAL PROPERTY MORTGAGE 1287 PAGE 543 ORIGINAL

DONOR'S NAME AND ADDRESS OF ALL MORTGAGORS Bessie Harris Lester Austin (now) Bessie Harris Lester (formerly) 115 Burns Street Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758, Sta. B. 16 Liberty Lane Greenville, S.C.	
LOAN NUMBER	DATE 8-6-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTIONS 8-6-73	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 19.00	AMOUNT OF OTHER PAYMENTS \$ 19.00	DATE FINAL PAYMENT DUE 8-25-73	DATE DUE EACH MONTH 2 <sup>nd</sup>
FINANCE CHARGE \$ 810.00		ANNUAL PERCENTAGE RATE 11.13%	
DATE FIRST PAYMENT DUE 2-25-73			
		TOTAL OF PAYMENTS \$ 2100.00	AMOUNT FINANCED \$ 2100.00

**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 in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of Burns Street in the City of Greenville, being shown as Lot No. 2 on Plat of property of Jim Howard made by P. R. Wilson, Jr. December 31, 1965, (being a subdivision of N. 10 of the property of R. J. Williams made W. E. Tolton in November, 1921, recorded in Plat Book F at Page 263), and described as follows:

BEGINNING at a stake on the Eastern side of Burns Street 16.1 feet North from Woodfin Avenue at corner of Lot no. 1, and running thence with the line of said lot, N. 85-35 E. 193.2 feet to a stake; thence N. 3-14 W. 17.7 feet to a stake at corner of Lot No. 3; thence with the line of said lot, S. 82-55 W. 119.4 feet to a stake on Burns Street; thence with the Eastern side of Burns Street, S. 12-31 E. 14.8 feet to the beginning corner.



TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its ss

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage

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 Mortgagor 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

*Andrew P. Luster*  
(Witness)  
*Archie J. ...*  
(Witness)

*Bessie Harris Lester Austin*  
Bessie Harris Lester (now) (S.S.)  
*Bessie Harris Lester*  
Bessie Harris Lester (formerly) (S.S.)

**CI** 82-1024C (10-71) - SOUTH CAROLINA  
FINANCIAL SERVICES

4328 NY-2