

AUG 13 1973
 WYSELEY

REAL PROPERTY MORTGAGE 1287 PAGE 649

ORIGINAL
 RECORD FEE
 PAID \$ 1.50

NAMES AND ADDRESSES OF ALL MORTGAGORS George Champion Vera C. Champion Rt. 1, McConnell Rd., Taylors, S.C.		MORTGAGEE: C.I.I. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. P. Greenville, S.C.			
LOAN NUMBER	DATE 8-3-73	DATE FINANCE CHARGE BEGINS TO ACCRUE 8-3-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1978	DATE FIRST PAYMENT DUE 9-10-73
AMOUNT OF FIRST PAYMENT \$ 144.00	AMOUNT OF OTHER PAYMENTS \$ 144.00	DATE FINAL PAYMENT DUE 5-1-78	TOTAL OF PAYMENTS \$ 8640.00	AMOUNT FINANCED \$ 6251.85	
FINANCE CHARGE \$ 2390.35		ANNUAL PERCENTAGE RATE 13.55 %			

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 Mortgagee, Inc. (hereafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at 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 certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile north of Chick Springs and lying on the southern side of the McConnell Road, and being a part of the same lot of 3 1/2 acres conveyed to us by deed from E. A. McConnell and Inez N. McConnell, and having the following courses & distances, to-wit:

BEGINNING on an iron pin on the south margin of the said McConnell Road at a distance of 192 feet, more or less, from the northwest corner of the Cleveland T. and Betty M. Dill lot, and runs thence with the south margin of the said McConnell Road S. 70-20 W. 100 feet to an iron pin on the south margin of the said road; thence S. 17-18 E. 331 feet to an iron pin on or near a barbed wire fence line; thence N. 68-55 E. 100.6 feet to an iron pin on or near the said fence line; thence N. 17-15 W. 322.5 feet to the beginning corner, containing 0.75 of one acre, more or less.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 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 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 lien, 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, when and as demanded.
 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 on the above described real estate.
 In Witness Whereof, (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
 Paul F. Price (Witness)
 Vera C. Champion (Mortgagor)
 P.J. State (Witness)
 Vera C. Champion (Mortgagor)

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

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