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REAL PROPERTY MORTGAGE

BOOK 1288 PAGE 609

ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGORS Jen. Edw. Edwards & C. E. 1 West Street, Travelers Rest, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5778, Sta. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE 2-17-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 2-22-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 22nd	DATE FIRST PAYMENT DUE 2-22-73
AMOUNT OF FIRST PAYMENT \$ 63.00	AMOUNT OF OTHER PAYMENTS \$ 63.00	DATE FINAL PAYMENT DUE 2-22-78	TOTAL OF PAYMENTS \$ 3780.00	AMOUNT FINANCED \$ 2700.00	
FINANCE CHARGE \$ 1080.00			ANNUAL PERCENTAGE RATE 11.13 %		

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") is 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

Being all that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on a street leading from the McHaney Road to Cooper Street; thence with A. L. Gilreath line, N. 10-15 E. 182 Feet to Goldsmith line; thence N. 35 W. 54 feet to an iron pin, corner of lots 6 and 7; thence with line of lots 7- and 8, S. 62 W. 200 feet to a stake on the west side of said street; thence S. 18 E 100 feet to the beginning, and containing .3 acres. Being the same property conveyed to L. H. Tankersley by deed recorded in Deed Book 168 at page 236.

All of that lot of land in Bates Township, Greenville County, State of South Carolina, on the southern side of Cooper Street in the Town of Travelers Rest, being all of Lot No. 8, a 20 foot strip, shown as an alley (which has never been opened) and a portion of Lot No. 9 as shown on plat of the property of Carl B. West made by W.P. Morrow in March, 1946 and having the following metes and bounds to-wit:

BEGINNING at a stake on the southern side of Cooper street 370 feet east from Church Street at corner of Lot No. 9 and running thence S 24-00 W 117 feet more or less, to a stake in line of Lot No. 1; TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. thence with the line of lot Nos. 1 and 2, S 41-00 W 110 feet to a stake, corner of Lot No. 7; thence with the line of lot Nos. 7 and 8, S 62 W 200 feet to a stake on Cooper Street; thence with the northern side of Cooper Street S 18 E 100 feet to the point of beginning and said same conveyed to us in 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. Deed Book 721 at page 112.

If Mortgagee makes an expenditure for any tax, 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]
(Witness)
[Signature]
(Witness)

[Signature] (RS)
[Signature] (RS)

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

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