

RECORDING FEE PAID \$2.50 FILED REAL PROPERTY MORTGAGE BOOK 1289 PAGE 23 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS FRANKLIN D. MOSES MARY M. MOSES 203 HICKORY LANE HAULDIH, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 10 W. STONE AV. GREENVILLE, S.C.			
LOAN NUMBER	DATE 8/23/73	DATE FINANCE CHARGE BEGINS TO ACCRUE 8/28/73	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 9/28/73
AMOUNT OF FIRST PAYMENT \$ 129.00	AMOUNT OF OTHER PAYMENTS \$ 129.00	DATE FINAL PAYMENT DUE 8/28/83	TOTAL OF PAYMENTS \$ 15,480.00	AMOUNT FINANCED \$ 9105.89	

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named 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 OF THAT LOT OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, IN AUSTIN TOWNSHIP, WITHIN THE CORPORATE LIMITS OF THE TOWN OF HAULDIH, BEING SUCHY AS LOT NO. 15 ON PLAT OF GLENDALE II RECORDED IN THE R.P.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 000, AT PAGE 55, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF HICKORY LANE AT THE JOINT FRONT CORNER OF LOTS 14 AND 15, AND RUNNING THENCE WITH THE NORTHERN SIDE OF HICKORY LANE, N. 72-35 E 125 FEET TO A POINT AT THE JOINT FRONT CORNER OF LOTS 15 AND 16; THENCE N 17-25 W APPROXIMATELY 161 FEET TO A POINT IN A BRANCH AT THE JOINT REAR CORNER OF LOTS 15 AND 16, THENCE WITH SAID BRANCH AS A LINE, APPROXIMATELY S 69-05 W APPROXIMATELY 125.2 FEET TO A POINT IN SAID BRANCH AT THE JOINT REAR CORNER OF LOTS 14 AND 15; THENCE S 17-25 E APPROXIMATELY 153 FEET TO A POINT ON THE NORTHERN SIDE OF HICKORY LANE AT THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, ZONING ORDINANCES, SETBACK LINES, ROADS OR PASSAGEWAYS, EASEMENTS AND RIGHTS OF WAY, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY. THIS IS THE SAME PROPERTY CONVEYED TO THE GRANTOR IN DEED BOOK 943, PAGE 314. 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, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor. If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance 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

*B. D. Smith* (Witness)  
*John I. Coorem* (Witness)

*Franklin D. Moses* (Mortgagor)  
*Mary M. Moses* (Mortgagor)

CIT FINANCIAL SERVICES 82-1024D (10-72) - SOUTH CAROLINA

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