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REAL PROPERTY MORTGAGE

1291 77 ORIGINAL

MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758, Sta. B. 46 Liberty Lane Greenville, S.C. 29606		MORTGAGOR: Jarry D. Crocker Betty H. Crocker 304 Mimosa Drive Mauldin, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF EARLIER THAN DATE OF EXECUTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	9-12-73	9-17-73	60	18th	10-18-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$134.00	\$134.00	9-18-78	\$6040.00	\$5807.41	
FINANCE CHARGE \$ 2232.59			ANNUAL PERCENTAGE RATE 13.62 %		

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 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, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 92 in the Greenville County R.M.C. Office, and being more fully described as follows:

Beginning at an iron pin on the south side of Mimosa Drive, joint corner with Lot No. 91 and running thence along said lots S 15-00 W., 200 feet to an iron pin; thence S. 75-00 E., 105 feet to an iron pin; thence N. 15-00 E., 200 feet to an iron pin on Mimosa Drive; thence along drive N. 75-00 W., 105 feet to the point of beginning, and being a portion of the same lands conveyed to B. E. Greer by S. H. Brooks by deed recorded in Deed Book 51 page 35 in the Greenville County R.M.C. Office; and this conveyance is here made by Florrie E. Greer in accord with the will of the said B. E. Greer, deceased, will on file in the Office of the Probate Judge for Greenville County in file 633, Apt. 38.

A one half interest was conveyed to William J. Greer in Deed Book 768, Page 193.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. The above lot is shown on plat of Eastdale Development recorded in the R.M.C. Office for Greenville County in Plat Book "II", at page 118-119.

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

Paul F. Pierce
(Witness)

William W. Chapman
(Witness)

Jarry D. Crocker B.S.
Jerry D. Crocker

Betty H. Crocker B.S.
Betty H. Crocker

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