

RECORDING FEE PAID 2.50 SEP 10 1973 REAL PROPERTY MORTGAGE BOOK 1291 PAGE 671 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS/LESSEES John Hickey, Sr. Rebecca Hickey 304 West Rd., Greer, S.C. 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, S.E. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSAL	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	9-24-73	9-28-73	36	11th	11-11-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 132.00	\$ 132.00	10-11-76	\$ 4752.00	\$ 3771.43	
FINANCE CHARGE \$ 980.57			ANNUAL PERCENTAGE RATE 15.68%		

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 lying, being and situate in Chick Springs Township, County and State aforesaid, at the west intersection of West Road and Wolfe Road, and being known and designated as Lot No. Three (3) of Bonaire Acres as shown on plat prepared by C.C. Jones Civil Engineer, dated Sept., 1964 and which plat has been recorded in the R.M.C. Office for Greenville County in Plat Book 033, page 168. This being a part of the property which was conveyed to grantor herein by W. M. Richardson, Jr. by deed recorded in said office in Deed Book 762, page 157. For a more particular description see the aforesaid plat.

The above described property is subject to the restrictive covenants as are set forth in Deed Book 762, page 127 in the said R.M.C. Office.

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 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

*James W. Chap*  
[Witness]

*Diana J. Moore*  
[Witness]

*John Hickey, Sr.*  
John Hickey, Sr. (R.S.)

*Rebecca Hickey*  
Rebecca Hickey (R.S.)