

OCT 15 1973

REAL PROPERTY MORTGAGE BOOK 1293 PAGE 9 ORIGINAL

NAMES AND ADDRESSES OF ALL BORROWERS Alex Edward Matthews Lorena M. Matthews 508 Richardson St. Simpsonville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758, St. a B. 46 Liberty Lane Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE OR OTHER TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-2-73	10-2-73	60	26th	11-26-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 51.00	\$ 51.00	10-26-78	\$ 3060.00	\$ 2185.71	
FINANCE CHARGE \$ 871.29			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") 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 piece, parcel or lot of land situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, shown and designated as Lot No. 8 on a plat of survey of a subdivision of J. M. Latimer made by E. E. Gary, Surveyor, November 26, 1948, and recorded in the P.H.C. Office for Greenville County in Plat Book FF, at page 408. According to said plat this lot is bounded on the North by Lot No. 6 for 116 feet; on the East by Lot No. 7 for 185 feet; on the South by a public street for 120 feet; and on the West by Latimer Street for 211 feet.

This is the same property conveyed to Alex Edward Matthews and Lorena M. Matthews by Deed from Ernest H. Mostella dated June 11, 1956, and recorded in Book 584, Page 32, Office of the Clerk of Court, Greenville County, South Carolina.

This being the same parcel of land on which Modern Homes Construction Company erected a shell-type frame house for the Party of the First Part herein. The party of the First Part herein warrants that this is the first and only encumbrance on this property.
 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

Paul F. Peice
 (Witness)

James W. Chapman
 (Witness)

Alex Edward Matthews (I.S.)
 Alex Edward Matthews

Lorena M. Matthews (I.S.)
 Lorena M. Matthews

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

4328 RV-2

4328 RV-2