

RECORDING FEE PAID \$ 2.50

OCT 18 1973

REAL PROPERTY MORTGAGE BOOK 1293 PAGE 323 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Frank Jones Marietta Jones 106 Stall Street Greenville, S.C.		(Property Located at #8 and #10 Stall St. Greenville, S.C.)		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5748, Sta. B. Greenville, S.C. 29606	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF BOMER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-16-73	10-20-73	60	30th	11-30-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 71.00	\$ 71.00	10-30-78	\$ 1,260.00	\$ 3,042.86	
FINANCE CHARGE \$ 1217.14			ANNUAL PERCENTAGE RATE 14.13 %		

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 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 lot of land in Greenville County, South Carolina, being shown as Lot 13 on plat recorded in Plat Book A at page 155, and having according to said plat the following metes and bounds:

Beginning at an Iron pin on the southern side of Stall Street at the joint front corner of Lots 13 and 14; thence along Lot 14, S 3/4 W 118 feet to an iron pin; thence N 86-1/4 W 25 feet to an iron pin; thence N 23 W 125 feet to an iron pin on the southern side of Stall Street; thence with the southern side of Stall Street, S 86-1/4 E 85 feet to the beginning corner.

Derivation: Deed Book 362 at page 531.

This property is conveyed subject to restrictions, easements and rights of way of record and on the ground, and zoning ordinances affecting said 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

[Signature]
 (Witness)
Bernadette Foster
 (Witness)

Frank Jones (LS)
 Frank Jones
Marietta Jones (LS)
 Marietta Jones

RECORDED

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