

RECORDING FEE  
PAID \$ 2.50

GREENVILLE, S.C. REAL PROPERTY MORTGAGE BOOK 1293 PAGE 641 ORIGINAL  
OCT 23 3 23 PM '73

|   |                          |   |                        |
|---|--------------------------|---|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Horace Harris<br>Tessie Lee Harris<br>(also known as Tessie L. Harris)<br>520 Worley Road<br>Greenville, S. C. |                          | MORTGAGEE: CIT. FINANCIAL SERVICES Corporation<br>ADDRESS: 46 Liberty Lane<br>P. O. Box 5758, Sta. B<br>Greenville, S. C. |                        |
| LOAN NUMBER   | DATE                     | DATE FIRST PAYMENT DUE  | DATE FIRST PAYMENT DUE |
|   | 10/17/73                 | 11/23/73  | 11/23/73               |
| AMOUNT OF FIRST PAYMENT   | AMOUNT OF OTHER PAYMENTS | TOTAL OF PAYMENTS   | AMOUNT FINANCED        |
| \$ 119.00   | \$119.00                 | \$ 11,287.00  | \$ 8100.00             |

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 that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on Piney Mountain Road North of the P & N Railroad right-of-way being known and designated as Lot No. 1, according to plat of property of Baylis Russell by G. M. Furman, Jr., Engineers, in March, 1924, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin beyond P & N Overhead Bridge on Piney Mountain Road; thence along P & N right-of-way N. 88-15 E. 467 feet to an iron pin; thence N 1-45 W. 51.9 feet to an iron pin; thence 80-7 E 418 feet to an iron pin on Piney Mountain Road; thence along said Road S. 25 E. 117.2 feet to the point of beginning.

ALSO: ALL that certain piece, parcel, or lot of land lying, situate, and being in the County of Greenville, State of South Carolina, Fairview Township, near Fountain Inn, South Carolina, and being known and designated as Lot #13, Woodland Heights Subdivision, according to a Plat on record in the RMC Office for Greenville County in Plat Book EE at Page 101, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of Woodland Drive to Joint corner of Lot #12 and running with said Woodland Drive N. 10-00 E. 31.1 feet to an iron pin on edge of Duke Power's right of way; thence with Southern edge along said right way N. 60-35 W. 276.5 feet to an iron pin; thence S. 24-46 W. 118 feet to an iron pin at the back joint corner with Lot #12; thence with joint line of said lot #12 S. 78-15 E. 290.9 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Grantor herein by Deed recorded in the RMC Office for Greenville County in Deed Book 743 at Page 476, and also by Deed recorded in Deed Book 769 at Page 475 when the description of said lot was corrected.

This conveyance is subject to all easements, rights of way, and restrictions of record.

The Grantee hereby expressly acknowledges assumption of a real estate mortgage from the Grantor to Modern Homes Construction Company, recorded in the R.M.C. Office in Mortgage Book 992 at Page 183 which mortgage has been assigned to GAC Trans-world Acceptance Corporation in Mortgage Book 1112 at Page 144.

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, fees, 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

*[Signature]*  
(Witness)

*[Signature]*  
(Witness)

*[Signature]* (RS)  
Horace Harris

*[Signature]* (RS)  
Tessie L. Harris

*[Signature]*  
Tessie L. Harris (also known as)