

RECORDING FEE PAID \$ 2.50

FILED OCT 24 1973 DONNIE S. PARNERLEY

REAL PROPERTY MORTGAGE BOOK 1293 PAGE 717 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Roger J. Dean Carol L. Dean 13 Ardmore Drive Taylors, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5753, Sta. 3 Greenville, S. C. 29606			
LOAN NUMBER	DATE 10-19-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 10-25-73	NUMBER OF PAYMENTS 43	DATE DUE EACH MONTH 5	DATE FIRST PAYMENT DUE 12-5-73
AMOUNT OF FIRST PAYMENT \$120.00	AMOUNT OF OTHER PAYMENTS \$ 120.00	DATE FINAL PAYMENT DUE 11-5-77	TOTAL OF PAYMENTS \$5760.00	AMOUNT FINANCED \$1130.77	
FINANCE CHARGE \$ 1329.23			ANNUAL PERCENTAGE RATE 13.50 %		

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots No. 134, as shown on a plat of Section No. 3, COLONIAL HILLS, which plat is recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book BBB, at Page 91, and reference to said plat is hereby craved for a metes and bounds description thereof.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, restrictions or protective covenants that may appear of record on the recorded plat or on the premises.

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, assessed, 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

Witness signatures: [Handwritten signatures]

Mortgagor signatures: Roger J. Dean (L.S.), Carol L. Dean (L.S.)

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