

RECORDING FEE PAID \$ 2.50 FILED OCT 26 1973 REAL PROPERTY MORTGAGE BOOK 1294 PAGE 31 ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGORS John G. Copeland Elaine Copeland 702 Trade Street Greer, S.C. 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE 10-19-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 10-21-73	NUMBER OF PAYMENTS 24	DATE DUE EACH MONTH 21st	DATE FIRST PAYMENT DUE 11-21-73
AMOUNT OF FIRST PAYMENT \$ 112.00	AMOUNT OF OTHER PAYMENTS \$ 112.00	DATE FINAL PAYMENT DUE 10-21-75	TOTAL OF PAYMENTS \$ 2688.00	AMOUNT FINANCED \$ 2258.82	
FINANCE CHARGE \$ 129.16		ANNUAL PERCENTAGE RATE 17.29 %			

**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 or parcel of land situate, lying and being in the State and County aforesaid in Chick Springs Township, near the Town of Greer, and having the following rates and bounds, to-wit:

Beginning at a point on South Trade Street, corner of Carrie Few lot and runs thence with South Trade S. 17E. 78 feet; thence westward about 20 1/2 feet; thence northward 78 feet to Carrie Few Corner; thence eastward with her line about 202 feet to the beginning.



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, 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 lien, 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

Ray P. Brown (Witness)  
P.J. State (Witness)

John G. Copeland (RS)  
John G. Copeland  
Elaine Copeland (RS)  
Elaine Copeland

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