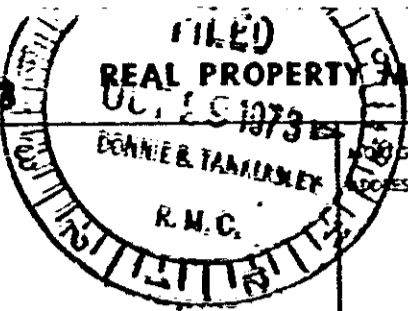


RECORDING FEE

PAID \$ 2.50

OCT 29 1973



BOOK 1294 PAGE 129 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William F. Davis Shirley C. Davis 3 Florence Ave. Greenville, S. C.		MORTGAGEE: CIT. FINANCIAL SERVICES CORP. 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE 10/26/73	DATE FINANCE CHARGE BEGINS TO ACCRUE 10/31/73	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 31st	DATE FIRST PAYMENT DUE 11/31/73
AMOUNT OF FIRST PAYMENT \$ 107.00	AMOUNT OF OTHER PAYMENTS \$ 107.00	DATE FINAL PAYMENT DUE 10/31/83	TOTAL OF PAYMENTS \$ 12,840.00	AMOUNT FINANCED \$ 7552.95	

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 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 certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeast side of Florence Avenue, being known and designated as Lots Nos. 22 and 23, as shown on a plat of Oaklawn, made by Fitzpatrick Terry Company, recorded in Plat Book "E", at Page 273, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the South side of Florence Avenue, joint front corner of Lots Nos. 21 & 22, which pin is 175 feet northwest of the intersection of Rutherford Road and Florence Avenue, and running thence along joint line of said lots, in a southwesterly direction, 125 feet to an iron pin; thence in a northwesterly direction, 50 feet to an iron pin, joint rear corner of Lots Nos. 23 & 24; thence in a northeasterly direction 125 feet to an iron pin on the southwest side of Florence Avenue, joint front corner of Lots Nos. 23 & 25; thence with joint line of said lots in a southeasterly direction 50 feet to the beginning corner. This is the same property conveyed to the grantor by deed from J.W. Carver by deed dated May 21st, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 975, at page 319. This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

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, liens, 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

Paul F. Prince (Witness)

F. J. State (Witness)

William F. Davis (LS)

Shirley C. Davis (LS)

RECORDING

4328 RV.2