

RECORDING FEE PAID \$ 2.50 NOV 6 1973 REAL PROPERTY MORTGAGE BOOK 1294 PAGE 649 ORIGINAL

MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.		MORTGAGOR: Addie O. New 4 Seventh St. (Judson) Greenville, S. C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	11/5/73	11/9/73	60	24th	12/24/73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 104.00	\$ 104.00	11/24/78	\$ 6240.00	\$ 4474.07	
FINANCE CHARGE \$ 1765.93			ANNUAL PERCENTAGE RATE 13.96 %		

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, S. C.
All that piece, parcel or lot of land with improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Seventh Street in Section 4 of Judson Mills Village and being known and designated as LOT NO. 22 of Section 4 of Judson Mills Village as shown on plat thereof recorded on Plat Book K, at pages 75 and 76, RMC Office for Greenville County.

BEGINNING at an iron pin on the South side of Seventh Street at the joint corner of Lots 21 and 22 of Section 4, which point is 242.8 Feet East from Southeast corner of the intersection of Seventh Street and Second Avenue and running thence along the joint line of lots 21 and 22, S. 1-42 East 120 feet to an iron pin at the joint rear corner of said lots, thence with the rear line of Lot No. 15, N. 88-03 East 81 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along the joint line of said lots, N. 1-42 West 119.85 feet to the joint corner of said lots on the South side of Seventh Street; thence along the South side of Seventh Street, S. 88-10 West 81 feet to the beginning corner.

This property is conveyed subject to existing and recorded easements, reservations, restrictions and rights-of-way of record and as shown on said plat.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. Being the same property conveyed to the grantor above named by deed recorded in the REC Office for Greenville County in Deed Book 791, at page 486.

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 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
John R. Ruffin Jr.
(Witness)
Ray P. ...
(Witness)

Addie O. New (L.S.)
Addie O. New

(L.S.)

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