

DEC 12 1973

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Moses Billups Jr. Jeanette Billups 42 4th Streetm Judson Greenville, South Carolina		DONNIE G. TANKERSLEY ... I.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 46 Liberty Lane Greenville, S.C. 29606		BOOK 1297 PAGE 417 98 22nd
LOAN NUMBER	DATE 12-5-1973	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION 12-10-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 1-15-74	
AMOUNT OF FIRST PAYMENT \$9.00	AMOUNT OF OTHER PAYMENTS \$ 59.00	DATE FINAL PAYMENT DUE 12-15-78	TOTAL OF PAYMENTS \$ 3540.00	AMOUNT FINANCED \$ 2528.57		
FINANCE CHARGE \$ 1011.43			ANNUAL PERCENTAGE RATE 14.13%			

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 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 in Greenville Township, Greenville County, State of South Carolina, being shown and designated as the front portion of Lot 7 on a plat of Judson Mills, recorded in the RMC Office for Greenville County in Plat Book K at pages 105 and 107, and being more particularly described as follows:

BEGINNING at an iron pin at the joint front corners of Lots 6 and 7, and running thence S 41-12 E. 71 feet along the Eastern side of Fourth Street to the corner of Lots 7 and 8; thence N 48-48 E. 106 feet; thence N 41-12 W, 71 feet to a point in the line between Lots 6 and 7; thence S 48-48 W. 106 feet to beginning corner

This same lot was conveyed to the Grantor by deed of Earline G. Merritt; dated September 23, 1970, to be recorded. This lot is conveyed subject to all re-strictions, reservations, rights of way and easements of public record.

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 liens, 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 Ruffin J.
(Witness)

Bernardus J. J.
(Witness)

Moses Billups Jr.
(Moses Billups) Jr. (L.S.)

Jeanette Billups
Jeanette Billups (L.S.)



82-1024C (10-71) - SOUTH CAROLINA

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