

9- DEC 21 1973 12
 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1298 PAGE 289 ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS Charles W. Robinson Vera S. Robinson Rt. 2, Box 491 Piedmont, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER 24873	DATE 12-14-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-19-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 20th	DATE FIRST PAYMENT DUE 1-20-74
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 100.00	DATE FINAL PAYMENT DUE 12-20-78	TOTAL OF PAYMENTS \$ 6000.00	AMOUNT FINANCED \$ 4296.30	
FINANCE CHARGE \$ 1703.70			ANNUAL PERCENTAGE RATE 14.01 %		

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 piece, parcel or lot of land in Grove Township, Greenville, County, State of South Carolina, lying and situated adjacent to Highway #29, South of Piedmont, S.C. in the Looperville Community, containing Eighty Three one-hundredth (83/100) of an acre, more or less, surveyed by J.A. Pickens, Registered Land Surveyor, Oct. 9th, 1956, having the following courses and distances as per said plat.
 Beginning at iron pin on edge of Surface treated road, thence along said road N-89-45-W 100 feet to iron pin joint corner of Clarence Garrett and Grantor; thence S-12-15-W 350 feet to iron pin, joint corner of Jones and Grantor; thence N-79-E 102 feet to iron pin Elzie Williams line; thence N-12-15-E 329 feet to point of beginning.
 This being the identical property conveyed to Grantor by deed of Elzie Williams, the 12th day of October 1956, said deed of record in the Office of Register of Mesnse Conveyance for Greenville County, South Carolina in Book 566 page 409 in the office of County Auditor State and County aforesaid in Book Q page 45.

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

Paul F. Price
 (Witness)

Dicky Newall
 (Witness)

Charles W. Robinson (L.S.)

Charles W. Robinson
Vera S. Robinson (L.S.)
 Vera S. Robinson