

DEC 21 1973

REAL PROPERTY MORTGAGE

BOOK 1298 PAGE 291 ORIGINAL

NAME(S) AND ADDRESS OF ALL MORTGAGORS Francis A. Shull Judy Shull 5 Sylvania Ave. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 12-19-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-24-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 24th	DATE FIRST PAYMENT DUE 1-24-74
AMOUNT OF FIRST PAYMENT \$ 73.00	AMOUNT OF OTHER PAYMENTS \$ 73.00	DATE FINAL PAYMENT DUE 12-24-78	TOTAL OF PAYMENTS \$ 4380.00	AMOUNT FINANCED \$ 3128.57	
FINANCE CHARGE \$ 1251.43			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 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, near the city of Greenville, on the Northeast side of Sylvania Avenue, being known and designated as lot #9 and the western half of lot #10 as shown on a plat of Leawood, recorded in the R.M.C. Office for Greenville County, in Plat Book J at Pages 18 and 19 and having according to said plat and a more recent survey entitled Property of R.A. Ridgell, Jr., made by A. Newton Stall, Surveyor, July 27, 1940, the following metes and bounds to-wit: Beginning at an iron pin on the Northeast side of Sylvania Avenue, joint corner of Lots #8 and #9 which iron pin is 342.2 feet from the intersection of Sylvania Avenue and Paris Mountain Road, and running thence with the Northeast side of Sylvania Avenue S. 56-06E. 111 feet to an iron pin and line of lot #10; thence N. 35-54E. 180 feet to an iron pin; thence N. 56-06W. 111 feet to an iron pin, joint rear corner of lots #8 and #9; thence with joint line of said lots, S. 33-54W. 180 feet to the beginning corner. This being the said property conveyed to the grantor herein by Deed recorded in Deed Book 245 at Page 403. For the interest of Madie H. Brumley, see the Office of the Probate Judge for Greenville County for the appropriate apartment and file number wherein W.E. Brumley acquired her interest through the will of Madie H. Brumley.

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 A. Davis
(Witness)
Ray F. Plawe
(Witness)

Francis A. Shull (L.S.)
Francis A. Shull
Judy Shull (L.S.)
Judy Shull



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