

FILED
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 DONNIE S. TANKERSLEY

BOOK 1298 PAGE 473
 REAL PROPERTY MORTGAGE

ORIGINAL
 JSV

NAMES AND ADDRESSES OF ALL MORTGAGORS James B. Trotter Evelyn Trotter 18 Mayfair Dr. Taylors, S.C. 29687		MORTGAGEE: CIT. FINANCIAL SERVICES CORP. ADDRESS: 10 West Stone Ave. Greenville, S.C.		
LOAN NUMBER 30038	DATE 12-18-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-22-73	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 22
AMOUNT OF FIRST PAYMENT \$ 107.00	AMOUNT OF OTHER PAYMENTS \$ 107.00	DATE FINAL PAYMENT DUE 12-22-83	TOTAL OF PAYMENTS \$ 12,840.00	DATE FIRST PAYMENT DUE 1-22-74
			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 lot of land situate on the west side of Mayfair Drive, near the City of Greenville, in Greenville County, S.C., being shown as lot #18 of Block D, on plat of Mayfair Estates, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at pages 72 and 73, and having, according to said plat the following metes and bounds, to witt:

Beginning at an iron pin on the west side of Mayfair Drive, joint front corner of lots #17 and #18, Block D, and running thence along the line of lot #17, S. 73-51 W. 202.2 feet to an iron pin; thence S. 4.09 W. 19.9 feet to an iron pin; thence with the line of lot #19, S. 83-23 E. 205.4 feet to an iron pin on the west side of Mayfair Drive; thence with the curve of Mayfair Drive (the chord of which is N. 6-25 W. 99.7 feet) to the beginning corner.

This being the same property conveyed to Elizabeth R. Yeemans by deed of February 26, 1966, recorded in the book of Deeds 798, at page 317.

As a part of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage held by the Prudential Insurance Company of America upon which the balance due is \$12,174.80.
 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 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

[Signature]
 (Witness)
[Signature]
 (Witness)

James E. Trotter (L.S.)
Evelyn Trotter (L.S.)

CF 82-1024D (10-72) - SOUTH CAROLINA
 FINANCIAL SERVICES

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