

RECORDING FEE

PAID \$ 2.50

JAN 7 1974

DORNE S. TAYLOR

REAL PROPERTY MORTGAGE

BOOK 1239 PAGE 249 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Margaret Gilbert Harden 12 Seminole Dr. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 1-4-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-9-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 2-15-74
AMOUNT OF FIRST PAYMENT \$ 65.00	AMOUNT OF OTHER PAYMENTS \$ 65.00	DATE FINAL PAYMENT DUE 1-15-79	TOTAL OF PAYMENTS \$ 3900.00	AMOUNT FINANCED \$ 2785.71	
FINANCE CHARGE \$ 1114.29			ANNUAL PERCENTAGE RATE 11.13 %		

## 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, County of Greenville, State of South Carolina, on the southwestern side of Seminole Drive in the City of Greenville, being shown as Lot 59 on plat No. 2 of Sunset Hills made by R.E. Dalton in December, 1945, recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book P at page 19, and being described, according to said plat, more particularly, to wit: Beginning at an iron pin on the southwestern side of Seminole Drive, 225 feet northwest from Waccamaw Avenue at the corner of Lot 58 and running thence with the line of said Lot, S48-50W 175 feet to an iron pin on a 5-foot strip reserved for utility; thence with said utility strip, N41-10W 75 feet to an iron pin at corner of Lot 60; thence with the line of said Lot, N48-50E 175 feet to an iron pin on Seminole Drive; thence with the southwestern side of Seminole Drive, S41-10E 75 feet to the beginning corner. This property is conveyed to all restrictions, easements, right of ways and zoning ordinances of record or on the ground affecting said property. The above-described property is the same conveyed to the Grantor by deed recorded in the R.M.C. Office of Greenville County in Deed Book 809 at page 248. As a part of the above-stated consideration, the Grantee hereby assumes and agrees to pay the balance due on that certain mortgage of Jim B. Leatherwood to the Prudential Insurance Company of America, dated December 10, 1963, in the original amount of \$11,500.00 and recorded in the R.M.C. Office of the Greenville County Courthouse in Real Estate Mortgage Book 943 at page 299.

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) this \_\_\_\_\_ day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*Paul F. Pierce*  
(Witness)

*John R. Griffin*  
(Witness)

*Margaret Gilbert Harden* (LS)  
Margaret Gilbert Harden

\_\_\_\_\_ (LS)



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

FINANCIAL SERVICES