

NAMES AND ADDRESSES OF ALL MORTGAGORS Bessie Payne Jerry Payne Crystal S. Payne 17 Fifth Street Conestee, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE 1/11/74	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-16-74	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 2-25-74
AMOUNT OF FIRST PAYMENT \$143.00	AMOUNT OF OTHER PAYMENTS \$ 143.00	DATE FINAL PAYMENT DUE 1-25-84	TOTAL OF PAYMENTS \$ 17,160.00	AMOUNT FINANCED \$ 10,094.12	

**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:

Situate in South Carolina, County of Greenville

All that piece, parcel or lot of land situate, lying and being in School District 155 (formerly 6-D), Town of Conestee, County of Greenville, State of South Carolina, designated as LOT NO. 83 on a plat of Conestee, S. C., said plat being recorded in the RMC Office for Greenville County in Plat Book "K", at page 276 and having according thereto, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Fifth Street at the joint front corner of Lots Nos. 83 & 84, and running thence along said Street, South 47-24 East 175 feet to a point; thence North 42-18 East 122 feet to a point; thence North 47-24 West 175 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by deed of Walter McQueen, et al, dated October 3, 1953 and recorded in the R.M. C. Office for Greenville County in Deed Book 486, at page 467.

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

Paul F. Reese  
 (Witness)  
John R. Griffin Jr.

Bessie Payne (S.S.)  
 Bessie Payne  
Jerry Payne (S.S.)  
 Jerry Payne  
Crystal S. Payne  
 Crystal S. Payne