

RECORDING FEE
PAID \$ 2.50

JAN 31 1974

DOUGLASS TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1300

PAGE 891

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Poinsett Discount, Inc. C.W. Brickle-President W. Richard James-V. President P.C. Lowe-Secretary-Treasurer		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER 24939	DATE 1-25-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-30-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 3-14-74
AMOUNT OF FIRST PAYMENT \$ 95.00	AMOUNT OF OTHER PAYMENTS \$ 95.00	DATE FINAL PAYMENT DUE 2-14-79	TOTAL OF PAYMENTS \$ 5700.00	AMOUNT FINANCED \$ 4074.07	
FINANCE CHARGE \$ 1625.93			ANNUAL PERCENTAGE RATE 14.10 %		

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 situate, lying and being on the Southern side of Page Drive, (formerly Bent Bridge Road), in Greenville Township, Greenville County, State of South Carolina, being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Page Drive, at corner of lot now or formerly owned by W. H. George, and running thence along Page Drive in a northeasternly direction 55 feet to pin at corner of lot now or formerly owned by H. G. Page; thence with line of Page lot 95 feet, more or less, to pin on right-of-way of Southern Railway; thence with said right-of-way in a westerly direction 55 feet to pin at rear corner of lot now or formerly owned by W. H. George; thence along the George lot in a northwesterly direction 74 feet to the point of beginning.

This deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

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 fees, 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 fee, 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

John R. Guffin Jr.
(Witness)
Ray T. Boone
(Witness)

Poinsett Discount, Inc.
C.W. Brickle (L.S.)
C.W. Brickle-President
W. Richard James (S.S.)
W. Richard James-V. President
P.C. Lowe
P.C. Lowe-Secretary-Treasurer

CT 82-1024C (10-71) - SOUTH CAROLINA
FINANCIAL SERVICES

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