

FEB 22 1974

REAL PROPERTY MORTGAGE

ORIGINAL

|   |                                      |   |                                 |                               |                                   |
|---|--------------------------------------|---|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Jimmie Lee Wells<br>Connie Wells<br>Rt. 3, Pox 181, E. View School Rd.<br>Pelzer, S.C. |                                      | MORTGAGEE<br>ADDRESS<br>C.I.T. FINANCIAL SERVICES Inc.<br>16 Liberty Lane<br>Greenville, S.C. |                                 | 1302 447                      |                                   |
| LOAN NUMBER   | DATE<br>2-15-74                      | DATE FINANCE CHARGE BEGINS TO ACCRUE<br>OR OTHER THAN 2-21-74                                 | NUMBER OF PAYMENTS<br>60        | DATE DUE EACH MONTH<br>10     | DATE FIRST PAYMENT DUE<br>1-10-74 |
| AMOUNT OF FIRST PAYMENT<br>\$ 70.00   | AMOUNT OF OTHER PAYMENTS<br>\$ 70.00 | DATE FINAL PAYMENT DUE<br>3-10-79   | TOTAL OF PAYMENTS<br>\$ 4200.00 | AMOUNT FINANCED<br>\$ 3000.00 |                                   |

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 piece, parcel or lot of land containing 49/100 of an acre, more or less, lying and situate on the East side of the Old Pelzer to Piedmont Road, in Oaklawn Township, County of Greenville, State of South Carolina, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the east side of the Old Piedmont-Pelzer Road 160 feet from the line of John T. Turner, thence in a northerly or northeasterly direction 250 feet to an iron pin (new corner) in ditch; thence following the center of ditch 65 feet to an iron pin, new corner; thence in a southwesterly direction 250 feet to the center of said road; thence following the center of said road 85 feet to the beginning corner. This conveyance is made subject to any restrictive covenants, building set-back lines, rights of way and easements which may affect the above described property.

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 T. Price*  
(Witness)

*Ray T. Price*  
(Witness)

*Jimmie Lee Wells* (LS)  
Jimmie Lee Wells

*Connie Wells* (LS)  
Connie Wells