

RECORDING FEE PAID \$ 2.50 JUL 24 1974 REAL PROPERTY MORTGAGE BOOK 1317 PAGE 541 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John Henry Westbrooks Gertie Mae Westbrooks 7 Baldwin St. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 7-18-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-23-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 23	DATE FIRST PAYMENT DUE 8-23-74
AMOUNT OF FIRST PAYMENT \$ 118.00	AMOUNT OF OTHER PAYMENTS \$ 118.00	DATE FINAL PAYMENT DUE 7-23-79	TOTAL OF PAYMENTS \$ 7080.00	AMOUNT FINANCED \$ 5096.30	

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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Western side of Baldwin Street and being shown as Lot No. 195, Section 1, on a plat of Brandon Mill Village, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 56-59 and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin at the Southwestern corner of the intersection of Baldwin & Cooper Streets and running thence along the Western side of Baldwin St., S 24-48 E 64 feet to an iron pin; thence along the joint lines of Lots 194 & 195, S 65-12 W 95.5 feet to an iron pin; thence, N 24-48 W 64 feet to an iron pin on the Southern side of Cooper St.; thence along the Southern side of said Cooper St., N 65-12 E 95.5 feet to the point of beginning. This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot, if any. This is the same property conveyed to the Grantor by deed recorded in Deed Book 930 at Page 338, RMC Office for Greenville County, As a part of the consideration for this conveyance the Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of Cameron Brown Co., recorded in Mortgage Book 1126 at Page 341, having a present balance of \$7839.26.

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. Mortgagee 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

John H. Westbrooks
 (Mortgagor)
Patricia J. Daniels
 (Witness)

JOHN H. WESTBROOKS (L.S.)
 John Henry Westbrooks
Gertie Mae Westbrooks (L.S.)
 Gertie Mae Westbrooks

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