

FEB 14 1975  
 BONNIE S. JAMES  
 REC'D

REAL PROPERTY MORTGAGE BOOK 1333 PAGE 221 ORIGINAL

|  |                                      |  |                                 |                               |                                   |
|--|--------------------------------------|--|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Heyward F. Stringer<br>Lois L. Stringer<br>Pt. 2<br>Landrum, S.C. |                                      | MORTGAGEE C.I.T. FINANCIAL SERVICES, INC.<br>ADDRESS 14 Liberty Lane<br>Greenville, S.C. |                                 |                               |                                   |
| LOAN NUMBER  | DATE<br>2-10-75                      | INTEREST RATE<br>2-1/2%  | NUMBER OF PAYMENTS<br>60        | DATE DUE EACH MONTH           | DATE FIRST PAYMENT DUE<br>3-15-75 |
| AMOUNT OF FIRST PAYMENT<br>\$ 51.00  | AMOUNT OF OTHER PAYMENTS<br>\$ 51.00 | DATE FINAL PAYMENT DUE<br>2-15-80  | TOTAL OF PAYMENTS<br>\$ 3360.00 | AMOUNT FINANCED<br>\$ 2281.56 |                                   |

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (s), 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

hereon situated in South Carolina, County of Greenville  
 All that piece, parcel or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, about one and one-half miles east from Pleasant Hill Baptist Church and being a portion of the property conveyed to L.W. Stringer, Verle Farrer, Thomas F. Stringer and Stanley Stringer and Heyward Stringer in Deed Book 741, page 60 in the REC Office for Greenville County and being described according to plat of property of Heyward F. Stringer prepared on January 13, 1969 and recorded in the said office in Plat Book 4-1, page 33 and according to said plat having the following metes and bounds, to-wit: Beginning at a nail in the center of a County paved road, which said point lies 610 feet from the L.W. Stringer line and proceeding thence N. 81-00 W. 230 feet to an iron pin; thence S. 6-00 E. 231 feet to an iron pin; thence S. 81-00 E. 230 feet to a nail in the center of the said County road; thence along the said County paved road N. 6-00 E. 231 feet to the point of beginning.

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, fees, 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

*[Signature]*  
 (Witness)  
*[Signature]*  
 (Witness)

*[Signature]* (LS)  
 Heyward F. Stringer  
*[Signature]* (LS)  
 Lois L. Stringer  
*[Signature]*

CIT FINANCIAL SERVICES 82-1024D (10-72) - SOUTH CAROLINA

4328 RV-2