



NAME AND ADDRESS OF MORTGAGOR Henry R. Brown Rose Mary Brown 13 Sturtevant Street Greenville, S. C.		NAME AND ADDRESS OF MORTGAGEE CIT. FINANCIAL SERVICES, INC. 16 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	12/15/72	DATE THIS MORTGAGE PLACED IN RECORD	12/20/72	NUMBER OF PAYMENTS	60
AMOUNT OF FIRST PAYMENT	\$ 63.00	AMOUNT OF OTHER PAYMENTS	\$ 63.00	DATE FINAL PAYMENT DUE	12/15/78
FINANCE CHARGE \$ 1080.00		ANNUAL PERCENTAGE RATE 11.13 %		TOTAL OF PAYMENTS	\$ 3700.00
			AMOUNT FINANCED \$ 2700.00		

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000**

NOW, KNOW ALL MEN, that Mortgagor (and, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to CAT. 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 lot of land in Greenville County, State of South Carolina, in or near Greenville and being more particularly described as a lot no. 14B, Section 1, as shown on plat entitled "Subdivision of Amey Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, South Carolina, February, 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "50", at pages 46 to 50. According to said plat the within described lot is also known as No. 13 Sturtevant Street and fronts thereon 64.8 feet.

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 liens, 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. Mortgagee 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 lien, 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) hands and seals the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*James J. [Signature]*  
Witness

*John [Signature]*  
Witness

*Henry R. Brown*  
Henry R. Brown (L.S.)

*Rose Mary Brown*  
Rose Mary Brown (L.S.)