

RECORDING FEE PAID \$ 2.50 APR 12 1974 REAL PROPERTY MORTGAGE BOOK 1307 PAGE 183 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS George O. Hawkes R.M.C. Mary A. Hawkes 14 Westbrook Lane Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 4-10-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION 4-15-74	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 5-22-74
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 4-22-77	TOTAL OF PAYMENTS \$ 5400.00	AMOUNT FINANCED \$ 4390.25	

**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

Beginning at an iron pin on the southwesterly side of Westbrook Lane at a point 595.5 feet northwest of the westerly corner of intersection of Westbrook Lane and Woodmont Circle, said pin being joint front corner of Lots No. 16&11, Block C, and running thence along the joint line of lots S 55-43 W, 175 Feet to and iron pin, corner of Lot No. 21; thence along the line of Lot No. 21, N. 34-18 W, 70 feet to an iron pin joint rear corner of Lots No. 11 and 12; thence N. 55-42 E 175 feet to an iron pin on the southwesterly side of Westbrook Lane; thence along the southwesterly side of Westbrook Lane S. 34-18 E, 70 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, 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

*John R. Griffin Jr.*  
 (Witness)  
*Linda M. Poole*  
 (Witness)

*George O. Hawkes Jr.* (S)  
 George O. Hawkes  
*Mary A. Hawkes* (S)  
 Mary A. Hawkes