

FILED
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REAL PROPERTY MORTGAGE BOOK 1314 PAGE 903 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Marshall Pritchett Pat A. Pritchett Box 231 Marietta, S.C.		MORTGAGEE CIT. FINANCIAL SERVICES, Inc. ADDRESS 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 6-25-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF ORIGINATION	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 8-12-74
AMOUNT OF FIRST PAYMENT \$ 58.00	AMOUNT OF OTHER PAYMENTS \$ 58.00	DATE FINAL PAYMENT DUE 7-12-77	TOTAL OF PAYMENTS \$ 2088.00	AMOUNT FINANCED \$ 1657.11	

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, containing .73 acres, more or less, situate, lying and being on the Northern side of Brooks Dr. in the Town of Marietta, Bates Township, Greenville County, State of South Carolina, and having according to a plat prepared by T.T. Dill, Surveyor, dated January 16, 1963, entitled "Property of G.C. Bates and G.T. Bates", recorded in the P.M.C. Office for Greenville County, South Carolina, in Plat Book 000 at page 99, the following metes and bounds: Beginning at an iron pin on the Northern side of Brooks Dr. at the joint front corner of the premises herein described and property now or formerly of Wallace, and running thence with the line of the ~~EE~~ said Wallace property N. 7-30 W. 297 feet to an iron pin on the Southern edge of the right of way for the G.M. Railroad; thence with the Southern edge of said right of way N. 65-06 W. 143 feet to an iron pin; thence S. 7-30 E. 302.5 feet to an iron pin on the Northern side of Brooks Dr.; thence with the Northern side of Brooks Dr. S. 66-52 E. 140 feet to the point of beginning. This is the identical property conveyed to the grantor herein by deed of G.C. Bates and G.T. Bates, dated June 13, 1963, and recorded in the P.M.C. Office for Greenville County, South Carolina, in Deed Book 725 at page 422.

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, these parties have set their own hands and seals the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

King Phelan
 (Witness)
Linda M. Pool
 (Witness)

Marshall Pritchett
 Marshall Pritchett (RS)
Pat A. Pritchett
 Pat A. Pritchett (RS)

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