

NAMES AND ADDRESSES OF ALL MORTGAGORS Rudolph Fricks Mildred S. Fricks Route #2, Box #66 Piedmont, South Carolina 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Ln P. O. Box 5738 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
26073	8-25-76	8-31-76	60	6th	10-6-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 101.00	\$ 101.00	8-25-81	\$ 6060.00	\$ 4340.75	

**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 piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, in Rehobeth School District near the Town of Piedmont, containing one-third acre and being described as follows:

BEGINNING at an iron pin at the center of the surface-treated Traynum Road; thence in a southerly direction 146 feet to the joint property line of property now or formerly owned by Caldwell, Traynum and Golden; thence in a westerly direction along side of Traynum line 97 feet to a point at joint corner now or formerly of Traynum, Golden and Davis; thence in a northerly direction 185 feet to an iron pin thence in an easterly direction 100 feet to the point of beginning; being the same property conveyed by two deeds recorded in Deed Book 673, at page 184, and Deed Book 905, at Page 23; the said property lying and being on the Eastern side of the Seacoast Coast line, formerly Piedmont and Northern Railroad, and is shown on the Tax Maps for Greenville County as Sheet 611.3, Block 1, Lot 17.

This being the same property conveyed to Rudolph and Mildred S. Fricks by C I T Financial Services, Inc. by deed dated 21th day of August 1976 and recorded in the BMC Office for Greenville County recorded on 26th Day August 1976 in Deed Book 1041 at Page 808.

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

*Rebecca M. Wall* (Witness)  
*John P. Criffin Jr.* (Witness)  
*Rudolph Fricks* (LS)  
*Mildred S. Fricks* (LS)