

FILED  
 FEB 13 1974  
 (2)

REAL PROPERTY MORTGAGE

BOOK 1301 PAGE 663 ORIGINAL

RECORDING FEE PAID \$ 75.00

NAMES AND ADDRESSES OF ALL MORTGAGORS Walker P. Chapman Callie Chapman 315 Keith Dr. Greenville, S.C. 29607		MORTGAGEE C.I.T. FINANCIAL SERVICES, Inc. ADDRESS 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 2-7-74	DATE FINANCE CHARGE BEGINS TO ACCRUE 2-12-74	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 3-15-74
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	DATE FINAL PAYMENT DUE 2-15-79	TOTAL OF PAYMENTS \$ 7800.00	AMOUNT FINANCED \$ 5335.20	

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 lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 5, on plat of property of W. T. Patrick, and William R. Timmons, Jr., recorded in Plat Book 5E, Page 157, of the EMC Office for Greenville County, South Carolina, said lot having a frontage of 66 feet on the Northeast side of Keith Drive, a parallel depth of 175 feet and a rear width of 86 feet.

This is the same property, conveyed to one Green Marshall Vaughan and Margaret K. Vaughan by the Deed of William B. Ducker, dated February 7, 1964, recorded in the EMC Office for Greenville County, South Carolina, in Deed Book 742, at Page 36.

As a part of the consideration hereof, the grantees assume and agree to pay the balance due on that certain mortgage executed by Roy L. Johnson to Aiken Loan and Security Company, dated May 25, 1961, and recorded in Mortgage Volume 659, at Page 23, of the EMC Office for Greenville County, South Carolina, on which there is a balance due of \$10,376.56.

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

*Paul F. Pierce*  
 (Witness)

*W. Chapman*  
 (Witness)

*Walker P. Chapman* (LS)  
 Walker P. Chapman

*Callie Chapman* (LS)  
 Callie Chapman

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

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