

JUN 12 1974

REAL PROPERTY MORTGAGE BOOK 1313 PAGE 469

25 ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS William M. Boyter Kathleen Boyter 105 Pinefield Drive Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane P. O. Box 5753 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
	6-11-74	6-17-74	96	17th	7-17-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$131.00	\$ 131.00	6-17-82	\$ 12,576.00	\$ 8,061.54	

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, City of Greenville, State of South Carolina, being shown as Lot 144 on plat of South Forest Estate, recorded in the R.M.C. Office for Greenville County in plat book "GG" at page 181, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Pinefield Drive, joint front corner of Lots 144 and 145, and running thence along the line of Lot 145, S. 34-40 W., 123 feet to an iron pin, joint rear corner of Lots 144 and 145; thence N. 5-20 W. 80 feet to an iron pin, joint rear corner of Lots 144 and 143; thence along the line of Lot 143, N. 84-40 E. 122.4 feet to an iron pin on Pinefield Drive, joint front corner of Lots 144 and 143; thence along Pinefield Drive, S. 5-20 E., 30 feet to the point of beginning and being the same conveyed to me, and the trust provision set forth therein in deed book 742 at page 173.

The Grantee assumes and agrees to pay that mortgage to Canal Insurance Company recorded in Mortgage Book 759, Page 193; on which there is a balance of \$9,723.78.

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 Ruffin
(Witness)
Kinda M. Poole
(Witness)

William M. Boyter (L.S.)
(William M. Boyter)
Kathleen Boyter (L.S.)
(Kathleen Boyter)