

RECORDING FEE PAID \$ 2.50

MAR 4 1974  
DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1303 PAGE 241 ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGORS Carl Dean Stokes Evelyn E. Stokes Route #3, Box 187-B Greer, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES CORP. ADDRESS: 46 Liberty Lane 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
	2-27-74	3-1-74	120	15th	4-1-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 164.00	\$ 164.00	3-1-84	\$ 19,680.00	\$ 11,576.48	

**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 located in the State of South Carolina, County of Greenville O'Neal Township, just off the Lebanon Church Road, containing 0.72 acres, more or less, as shown on plat of the Property of Dean and Evelyn E. Stokes, dated May 12, 1971, by Terry T. Dill, Registered C. E., to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a new cut road, said pin being 394.5 feet north from the Lebanon Church Road, and running thence N. 79-00 W. 210 feet to an iron pin; thence N. 11-00 E. 150 feet to an iron pin; thence S. 70-00 E. 210 feet to an iron pin; thence S. 11-00 W. 150 feet to the point of beginning.

This is a portion of property conveyed to grantors by deed of W.W. Edwards, recorded in Deed Book 641, Page 1, R.M.C. Office for Greenville County.

Plat recorded in Plat Book SSS at page 409.

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, North of Greer and about one mile West of Highway No. 14 and off the North side of Mt. Lebanon Church Road, on the West side of an un-named dirt road, containing .72 acres, more or less, being shown on a survey for Markley A. Edwards, by John A. Simmons, Surveyor, dated August 4, 1972, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said un-named dirt road (iron pin back at 25 feet) joint front corner with property of Dean and Evelyn Stokes (grantees) and running thence with center of said road, N. 11-00 E. 150 feet to a point (iron pin back at 25 feet); thence N. 79-00 W. 210 feet to an iron pin; thence S. 11-00 W. 150 feet to an iron pin; thence S. 79-00 E. 210 feet to 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. Gaffney*  
*Ray P. Lowe*  
(Witness)

*Carl Dean Stokes* (L.S.)  
*Evelyn E. Stokes* (L.S.)

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