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MAY 14 1974

REAL PROPERTY MORTGAGE

BOOK 1310 PAGE 387 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS DONNIE S. TOWNSEND Henry B. Townsend Evelyn Townsend 220 Vintage Ave. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 5-9-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-13-74	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 29	DATE FIRST PAYMENT DUE 6-29-74
AMOUNT OF FIRST PAYMENT \$ 165.00	AMOUNT OF OTHER PAYMENTS \$ 165.00	DATE FINAL PAYMENT DUE 5-29-77	TOTAL OF PAYMENTS \$ 5910.00	AMOUNT FINANCED \$ 4829.26	
FINANCE CHARGE \$ 1110.74			ANNUAL PERCENTAGE RATE 14.00 %		

0367

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to C.I.T. Financial Services, Inc. (hereafter "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 situate, lying and being on the western side of Vintage Avenue (formerly West View Ave.) in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 18, Block H, Sec. 4 of subdivision known as East Highland Estates, plat of which is recorded in the REC Office for Greenville County in Plat Book, K at pages 78, 79 and 80, and having such metes and bounds as shown thereon.

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 liens, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure 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

Ray P. Lawrence
 (Witness)
Linda M. Poole
 (Witness)

Henry B. Townsend (LS)
 Henry B. Townsend
Evelyn B. Townsend (LS)
 Evelyn B. Townsend