

FILED  
JUL 25 1973

REAL PROPERTY MORTGAGE 1285 PAGE 611

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James Frank White Hwy 20 Piedmont, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
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
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT PAID	AMOUNT PRINCIPAL
\$ 86.00	\$ 86.00	8/11/78	\$ 5162.00	11th	9/11/73
FINANCE CHARGE \$ 1171.29			ANNUAL PERCENTAGE RATE 11.17 %		

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 of 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, South Carolina on the eastern side of U.S. Highway 29 and on the western side of the P & N Railway and having, according to a plat of "Property of Essie E. and Jack K. Fughey", dated September 22, 1950, prepared by J. C. Hill, RLS, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of U.S. Highway 29 and running thence S. 75-10 E. 51.8 feet to an iron pin on the western edge of the right-of-way of P & N Rail Road; thence along said right-of-way of said Railroad, S. 23-30 E. 60.02 feet to a point; thence continuing along said Railroad right-of-way, S. 32-45 E. 157.7 feet to a point; thence continuing along said right-of-way of said Railroad, S. 40-00 E. 32.6 feet to an iron pin; thence N. 85-15 W. 99.3 feet to an iron pin on the eastern edge of U.S. Highway 29; thence along the eastern edge of U.S. Highway 29, N. 18-30 W. 235.7 feet to the beginning corner

This property is subject to existing easements, restrictions and right-of-ways upon or affecting said property.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its

if Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mort

Mortgagor agrees to pay all taxes, taxes, assessments, obligations and any charges whatsoever against the real estate 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 tax, 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, (s-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

*[Signature]*  
P. J. State  
(Witness)

*[Signature]*  
James Frank White  
(Mortgagor)