

ORDIN

1654

REAL PROPERTY MORTGAGE

ORIGINAL

PAID \$

DEC 8 1972

NAME AND ADDRESS OF MORTGAGEE Lloyd A. Merritt Lucille Merritt Rt. 6, Forrester Drive Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. Corp. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B. Greenville, S. C.	
LOAN NUMBER	DATE 12/5/72	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12/9/72	NUMBER OF PAYMENTS 120
AMOUNT OF FIRST PAYMENT \$ 107.00	AMOUNT OF OTHER PAYMENTS \$ 107.00	DATE FINAL PAYMENT DUE 12/8/82	DATE DUE EACH MONTH 8th
FINANCE CHARGE \$ 5287.05		DATE FIRST PAYMENT DUE 1/8/73	
		TOTAL OF PAYMENTS \$ 12,840.00	AMOUNT FINANCED \$ 7552.95
		ANNUAL PERCENTAGE RATE 11.69 %	

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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, (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 lot of land in Greenville County, South Carolina, on the eastern side of Forrester Drive near the City of Greenville, being shown as lot No. 5 on plat of Pine Forest recorded in the Plat Book QQ at page 106, and being further described as follows:

Beginning at an iron pin on the eastern side of said Drive, N. 4-38 W. 100 feet to an iron pin at corner of Lot 6; thence with line of said lot, N. 86-32 E. 175 feet to an iron pin; thence S. 4-38 E. 100 feet to an iron pin at corner of Lot 1; thence with line of said lot, S. 86-32 W. 175 feet to the beginning corner.

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

James W. Chapman
(Witness)

Lloyd A. Merritt (L.S.)
Lloyd A. Merritt

James S. Moore
(Witness)

Lucille Merritt (L.S.)
Lucille Merritt



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