

RECORDED NO. 22
COMPLETED

RECORDING FEE PAID \$ 2.50

REAL PROPERTY MORTGAGE

BOOK 1270 PAGE 313 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James K. Ballenger Route 3 Travelers Rest, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5750, Sta. B. Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	3-19-73		60	6	3-2-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 17.00	\$ 17.00	1-6-78	\$ 2920.00	\$ 2011.00	
FINANCE CHARGE \$ 205.71		ANNUAL PERCENTAGE RATE 11.13%			

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 in Bates Township, Greenville County, State of South Carolina and having the following metes and bounds, to-wit: BEGINNING at an iron pin in the White Horse Road; thence along said road in a southeasterly direction 17.3 chains to an iron pin; thence S. 64° W. 1.82 chains to iron pin in the Bridwell Bridge Road; thence along said road in a southeasterly direction 29.66 chains to the crossing of a small branch, thence up and with the northerly side of said branch as a line 26.03 chains to the road thereof, thence N. 31° E. 2.45 chains to the beginning corner containing 30 acres, more or less, adjoining lands now or formerly owned by Alex McKinney and W.P. Mabbitt Estate.

ALSO: All that piece, parcel or lot of land in Bates Township, County and State aforesaid on the new White Horse Road and having the following metes and bounds according to a plat made by J. A. Hester June 24, 1941: BEGINNING in the center of the new White Horse Road and the old White Horse Road and running thence with the center of new White Horse Road S. 57° W. 3.03 chains to center of said road; thence with the center of the old White Horse Road S. 66° E. 1.05 chains to a bend in said Old Road; thence continuing with center of said old Road N. 58° E. 2.13 chains to a bend in said road N. 30° E. 5.60 chains to the beginning corner and containing 1.45 acres, more or less and adjoining land TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

now or formerly owned by Robert L. Rice, Julia M. McKinney and the Hunter estate and J.B. Benson.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. The above described property is the same conveyed to the mortgagor as deed recorded in Deed Book 566, at Page 315. Mortgagor agrees to pay all 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 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

[Signature]
(Witness)

[Signature]
(Witness)

James K. Ballenger (L.S.)
James K. Ballenger

_____ (L.S.)