

RECORDING FEE PAID \$ 2.50

MAY 1 1973
JUNNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1274 PAGE 187 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Evelyn Louise S. Stretanski Hellams Crossing, Rt. 3, Box 698-A Travelers Rest, 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 4/17/73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4/21/73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 5th	DATE FIRST PAYMENT DUE 6/5/73
AMOUNT OF FIRST PAYMENT \$ 60.00	AMOUNT OF OTHER PAYMENTS \$ 60.00	DATE FINAL PAYMENT DUE 5/5/78	TOTAL OF PAYMENTS \$ 3600.00	AMOUNT FINANCED \$ 2571.43	
FINANCE CHARGE \$ 1028.57		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 tract or parcel of land lying situate and being in the State of South Carolina, County of Greenville, Bates Township on the G & N Railroad at Hellams Crossing containing 2.3 acres, carved out of that 20.91 acre tract of land designated as Tract #2 of the H. L. Sammons Estate as shown by plat by Terry T. Dill Reg. C. E. & L. S., June 10, 1965 and recorded in the R.M.C. Office of Greenville County, South Carolina in Plat Book 636 at page 277; said 2.3 acres of land is more particularly described as follows, to-wit:
 Begin at a point where the center of road by Lindsey Lake intersects the center line of the G & N Railroad, and run thence along the center of road by Lindsey Lake, South 64 degrees 45 minutes East 243 feet, South 58 degrees East 125 feet, South 60 degrees 20 min. East 182 feet; thence South 3 degrees 32 min. West 180 feet; thence North 77 degrees 32 min. West 281.5 feet; thence North 64 degrees 45 min. West 300 feet to the center line of the G & N Railroad; thence North 20 degrees 55 Min. East 30 feet, North 19 degrees 31 min. East 150 feet along the center line of the G & N Railroad to the point of beginning. All according to plat of the property of the Mortgagor herein prepared by Carolina Engineering and Surveying Company, dated Sept. 26, 1965, which plat by reference is made a part hereof.
 The above described 2.3 acre tract is a part of that 20.91 acres which was conveyed to Evelyn Louise S. Stretanski by Deed from Mary Elizabeth Sammons, at a dated June 10, 1965, recorded in Book 778, Page 13, Office of the Clerk of Court, Greenville County, South Carolina.

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
 In Witness Whereof, (I-we) have set (my-our) ha
 Signed, Sealed, and Delivered
 In the presence of



[Signature]
 (Witness)
[Signature]
 (Witness)

Evelyn Louise S. Stretanski (I.S.)
 Evelyn Louise S. Stretanski
Frank M. Stretanski (I.S.)