

05 PM '73

REAL PROPERTY MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mona L. McBryde 15 Hill Top Ave. Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C.			
LOAN NUMBER	DATE 5-7-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-11-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 6-16-73
AMOUNT OF FIRST PAYMENT \$ 120.00	AMOUNT OF OTHER PAYMENTS \$ 120.00	DATE FINAL PAYMENT DUE 5-16-76	TOTAL OF PAYMENTS \$ 7200.00	AMOUNT FINANCED \$ 5185.19	
FINANCE CHARGE \$ 2016.71			ANNUAL PERCENTAGE RATE 13.76%		

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 certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the southwestern side of Hilltop Avenue in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat entitled property of H. J. Martin, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book G at page 135, and having according to said plat the following notes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Hilltop Avenue at the joint front corner of Lots 3 and 4, and running thence with the joint line of said lots S. 46-40 W. 149.5 feet to an iron pin; thence S. 43-40 E. 50 feet to an iron pin at the corner of Lot 5; thence with the line of Lot 5 N. 46-35 E. 149.1 feet to an iron pin on the southwestern side of Hilltop Avenue, thence with Hilltop Avenue N. 43-00 W. 50 feet to the point of beginning, being the same property conveyed to the grantor herein by deed of E. Inman, Master, dated November 2, 1959, recorded in Deed Book 638 at Page 442.

Subject to existing easements, restrictions and rights of way upon or affecting said property.

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. Mortgagee 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 against the above described real estate, such expenditure shall bear interest at the highest lawful rate if not prohibited by law, shall be enforceable 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, with interest.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court 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 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

John R. Gaffney (Witness)
Betsy Marshall (Witness)

Mona L. McBryde (Mortgagor)
(S)

