

SEP 6 1973

REAL PROPERTY MORTGAGE

BOOK 1290 PAGE 51

ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS Raymond P. Halsey Eloise Clark (Formerly) Eloise Clark Halsey (Now) Rt. 1, Hwy 14 Simpsonville, S. C.		MORTGAGEE: CIT. FINANCIAL SERVICES CORP. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	8/31/73	9/6/73	96	6th	10/6/73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 125.00	\$ 125.00	9/6/81	\$ 12,000.00	\$ 7692.31	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named 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 with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being located on the northeast side of State Highway #14 about two miles north of Simpsonville, and being a portion of Tract 1 of the R. H. Martin land as shown by plat thereof recorded in Plat Book U Page 27, in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of State Highway #14 (Pelham Road) and running thence with the line of Lot 2, N. 65-45 W. 300 feet to an iron pin; thence N. 24-15 E. 100 feet to an iron pin; thence S. 65-45 E. 300 feet to a point in the center of State Highway #14; thence with the center line of State Highway #14 (Pelham Road) S. 24-15 W. 100 feet to the beginning corner. Being the same property conveyed to the mortgagor herein as Eloise Clark in Deed Volume 654 at Page 482. Eloise Clark has since marrying one Halsey and her name is not Eloise C. Halsey.

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 taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance 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

Paul F. Quice
(Witness)

J. W. Chapman
(Witness)

Raymond P. Halsey (R.S.)
Raymond P. Halsey

Eloise Clark (R.S.)
Eloise Clark (formerly)

Eloise Clark Halsey
Eloise Clark Halsey (now)

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FINANCIAL SERVICES

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