

FILED
 SEP 28 1973
 REAL PROPERTY MORTGAGE PAGE 1292 PAGE 13 ORIGINAL

RECORDING FEE PAID 2.50 NAMES AND ADDRESSES OF MORTGAGOR(S) Kathryn G. Stroud O. L. Stroud 17 Webster Street, Slater, S.C.		MORTGAGEE: C.I.I. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758, Sta. B. 16 Liberty Lane Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF NONE SPECIFIED BY THE INSTRUMENT	NUMBER OF PAYMENTS	DATE EACH PAYMENT DUE	DATE FIRST PAYMENT DUE
	9-27-73	10-2-73	60	11-02-73	11-02-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	LATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 55.00	\$ 55.00	12-02-73	\$ 3300.00	\$ 2357.14	
FINANCE CHARGE \$ 942.86			ANNUAL PERCENTAGE RATE 14.13 %		

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagee (or, if more than one, to secure payment of a Promissory Note of even date from Mortgagee to C.I.I. Financial Services, Inc. (hereafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagee to Mortgagee, a 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 certain lot of land on the West side of Webster Street in the village of S. Slater & Sons, Inc., in Bates Township, County and State aforesaid, being lot no. 9 of Block H as shown on a plat recorded in Book E at pages 63, 64 and 65, in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:
 BEGINNING at an iron pin on the West side of Webster Street at the joint corner of Lots 9 and 10 of Block H and thence running with the line of Lot no. 10 S. 82-41 W., 123.97 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the rear line of Lots 14, S. 6-24 E., 70 feet to an iron pin at joint corner of Lots 8 and 9, 14 and 15; thence with the line of Lot 8, N. 82-41 E., 123.91 feet to an iron pin on the West side of Webster Street; thence with Webster Street, N. 7-19 W., 70 feet to the beginning corner.
 The property described herein is all of the same conveyed to the grantor herein by deed of Clarette H. Cook and Joseph H. Cook, June 15, 1951, recorded in the R.M.C. Office for Greenville County in Book 436, page 364.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all fees, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all taxes 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 fee, 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 Mortgagee to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagee 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 Mortgagee on the above described real estate.

In Witness Whereof, (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. Pierce
 (Witness)
James L. Moore
 (Witness)

Kathryn G. Stroud
 Kathryn G. Stroud
O. L. Stroud (S)
 O. L. Stroud