

NOV 1 1973

BOOK 1294 PAGE 391
 REAL PROPERTY MORTGAGE

REPRODUCING ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jesse W. Holcombe June G. Holcombe 18 Webster Street Slater, S.C.		MORTGAGEE: CIT. FINANCIAL SERVICES, INC. ADDRESS: 14 Liberty Lane P.O. Box 5758, Sta. R. Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-31-73	11-5-73	67	20th	11-20-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 54.00	\$ 54.00	11-20-78	\$ 3210.00	\$ 2310.29	
FINANCE CHARGE \$ 925.71		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 CIT. 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, S. C. All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 8 according to a plat of Village of S. Slater & Sons prepared by J. E. Sirrine & Co., 7/10/40, recorded in the RMC Office of Greenville County in Plat Book "H", at page 65, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Webster St., joint front corner of Lots 7 and 8, and running thence along the joint line of said lots N. 82-41 E. 125 feet to an iron pin in rear line of lot 4; thence along the rear lines of lots 4 and 3 S. 7-19 E. 75 feet to an iron pin, joint rear corner of Lots 8 and 9; thence along the joint line of said lots S. 82-41 W. 125 feet to an iron pin on the eastern side of Webster Street; thence along the eastern side of Webster Street N. 7-19 W. 75 feet to the point of beginning.

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. 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 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. Price
 (Witness)

P.J. State
 (Witness)

Jesse W. Holcombe (RS)
 Jesse W. Holcombe

June G. Holcombe (RS)
 June G. Holcombe

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