

9- DEC 5 1973 12 REAL PROPERTY MORTGAGE BOOK 1296 PAGE 821 ORIGINAL

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|---|---------------------------------------|--|-----------------------------------|---------------------------------|------------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS CHARLIE MILES ADA MILES 2 OAKVALE CIRCLE PIEDMONT, S.C. | | MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 WEST STONE AVE. GREENVILLE, S.C. | | | |
| LOAN NUMBER 30035 | DATE 12-3-73 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 11-28-83 | NUMBER OF PAYMENTS 120 | DATE DUE EACH MONTH 28 | DATE FIRST PAYMENT DUE 12-28-73 |
| AMOUNT OF FIRST PAYMENT \$ 166.00 | AMOUNT OF OTHER PAYMENTS \$ 166.00 | DATE FINAL PAYMENT DUE 11-28-83 | TOTAL OF PAYMENTS \$ 19,920.00 | AMOUNT FINANCED \$ 11,717.60 | |

RECORDING FEE PAID \$ 250

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 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 PIECE, PARCEL AND LOT OF LAND IN GRANT TOWNSHIP, STATE AND COUNTY AFORESAID, BEING KNOWN AND DESIGNATED AS LOT NO. 3 OF A RESUB OF PART OF OAKVALE TERRACE MADE BY J. C. HILL, JUNE 1, 1956, AND RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "LL" AT PAGE 59, AND, ACCORDING TO SAID PLAT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN JOINT FRONT CORNER OF LOTS NOS. 3 AND 4 AND RUNNING ALONG JOINT LINE OF SAID LOTS S. 86-30 E. 125 FEET TO AN IRON PIN JOINT REAR CORNER OF SAID LOTS; THENCE TURNING AND RUNNING S. 3-30 W. 75 FEET TO AN IRON PIN IN DAVIS ROAD; THENCE TURNING AND RUNNING ALONG DAVIS ROAD S. 87-30 W. 125.4 FEET TO AN IRON PIN AT THE INTERSECTION OF DAVIS ROAD AND OAKVALE CIRCLE; THENCE TURNING AND RUNNING ALONG OAKVALE CIRCLE N. 3.30 E. 86.7 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 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

 (Witness)

 (Witness)

Charlie Miles (L.S.)
 CHARLIE MILES
Ada Miles (L.S.)
 ADA MILES