

DEC 28 1973 2:30 P.M.  
 DONNIE S. TALLEY

REAL PROPERTY MORTGAGE BOOK 1298 PAGE 621 ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS Norwood Talley Thelma S. Talley Rt. 2, Talley Bridge Rd. Marietta, S.C. 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 12-26-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-2-78	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 17th	DATE FIRST PAYMENT DUE 2-17-74
AMOUNT OF FIRST PAYMENT \$ 89.00	AMOUNT OF OTHER PAYMENTS \$ 89.00	DATE FINAL PAYMENT DUE 1-17-79	TOTAL OF PAYMENTS \$ 5340.00	AMOUNT FINANCED \$ 3814.29	
FINANCE CHARGE \$ 1525.71			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 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 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 piece, parcel or lot of land in Saluda Twp. Greenville County, State of South Carolina lying about 770 feet south of Talley's Bridge Road at Walnut Grove Baptist Church and containing Two and 26/100 Acres, more or less, having the following Metes and Bounds: Beginning at an iron pin, corner of Lot of Clarence and Ima Allison and running thence S. 1-30 E. 103.5 feet to iron pin on Raymond Talley's Line; thence S. 63-45 E. 504.5 feet to a Stone corner of lands of Grantor, C.D. Wilson and Talley; thence N. 15-12 W. 273 feet to iron pin; thence with L.H. Hall's line N. 31-20 W. 183 feet to iron pin; thence with Allison's line S. 71-45 W. 300.2 feet to beginning corner.  
 This lot is part of the same land conveyed to Bessie Cantel by H.Y. Bridges deed recorded in R.M.C. Office of Greenville County in Book L Page 679.

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. Deuce*  
 (Witness)

*P. J. State*  
 (Witness)

*Norwood Talley*  
 H.N.T. *Thelma S. Talley*  
 (L.S.)

Norwood Talley  
 Thelma S. Talley  
 (L.S.)