

MAR 15 1973

REAL PROPERTY MORTGAGE

BOOK 1269 PAGE 681

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Willie Mae Mayes Mail 12 Joe Louis St. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. E. Greenville, S.C.	
LOAN NUMBER	DATE 3-13-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-17-73	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 63.00	AMOUNT OF OTHER PAYMENTS \$ 63.00	DATE FINAL PAYMENT DUE 3-30-78	TOTAL OF PAYMENTS \$ 3780.00
FINANCE CHARGE \$ 110.00		ANNUAL PERCENTAGE RATE 14.13 %	

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 piece, parcel or lot of land, in Greenville Township, Greenville County, State of South Carolina, lying and being situate on the southerly side of Joe Lewis Avenue near the City of Greenville, S.C., and being known and designated as Lot No. 15, according to plat of Arnold Place property, prepared by Dalton & Neves in December, 1944, as recorded in the P.M.C. Office for Greenville County, South Carolina, in Plat Book C, at page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEING at an iron pin on the southerly side of Joe Lewis Avenue, joint front corner of Lots Nos. 15 and 16; thence along the joint line of those lots, S. 24-10 W. 139.1 feet to an iron pin; thence S. 60-15 E. 34.6 feet to an iron pin at joint rear corner of Lots Nos. 14 and 15; thence along the joint line of those lots, N. 28-25 E. 138.9 feet to an iron pin on the southerly side of Joe Lewis Avenue, joint front corner of Lots Nos. 14 and 15; thence along said avenue, N. 61-0 W. 45 feet to an iron pin at joint front corner of Lots Nos. 15 and 16, the point of beginning.

The Grantee herein is to pay the 1952 taxes on the above described property. The grantor herein is Trustee under the deed of conveyance made to her by David G. Traxler as to certain real estate described above and in Deeds Vol. 271 of Deeds for Greenville County, South Carolina, in Book 101.271, page 192, and also in deed of said David G. Traxler, Trustee for Ellen T. Arnold, recorded in P.M.C. Office for Greenville County, South Carolina, in Deeds Vol. 271, page 192, and also in deed of said David G. Traxler, Trustee for Ellen T. Arnold, recorded in P.M.C. Office for Greenville County, South Carolina, in Deeds Vol. 271, page 192.

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. 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, South Carolina, in Deeds Vol. 271, page 192, and also in deed of said David G. Traxler, Trustee for Ellen T. Arnold, recorded in P.M.C. Office for Greenville County, South Carolina, in Deeds Vol. 271, page 192.

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.

Trustee, recorded in P.M.C. Office for Greenville County, South Carolina, in Deeds Vol. 271, page 192. Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

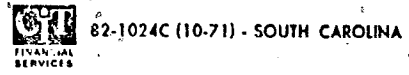
Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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
John G. Traxler (Witness)
John G. Traxler (Witness)

Willie Mae Mayes (LS)
Willie Mae Mayes (LS)



FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 16 PAGE 240

SATISFIED AND CANCELLED OF RECORD
18 DAY OF May 1973
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:15 O'CLOCK P. M. NO. 33108