

AUG 16 1973

REAL PROPERTY MORTGAGE BOOK 1288 PAGE 159

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Donald W. Allison Malinda Allison Route 2, Box 100, Greenville, S.C.		MORTGAGEE: CIT. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5700, Greenville, S.C.	
LOAN NUMBER	DATE 8-13-73	DATE FIRST PAYMENT DUE	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT \$ 12.00	AMOUNT OF OTHER PAYMENTS \$ 9.00	DATE FINAL PAYMENT DUE 8-17-77	AMOUNT FINANCED \$ 2100.00
FINANCE CHARGE \$ 10.00		ANNUAL PERCENTAGE RATE 1.13 %	

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 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

Greenville  
together with all present and future improvements thereon situated in South Carolina, County of Greenville, State of South Carolina, just South of Highway 490 (formerly 129) and having the following rates and bounds to wit:  
BEGIN at South of Branch, and continuing along banks of Branch N (1-00) E 105.6 feet; thence S 22-15' 00" E 128.0 feet; thence N 31-00' 00" E 66 feet; thence N 52-30' 00" E 128.2 feet; thence N 65-00' 00" E 128.0 feet; thence S 67-30' 00" E 211.2 feet to a stake, thence S 65-45' 00" E 213.8 feet to an iron pin; thence S 00-30' 00" E 145.2 feet to an iron pin; thence S 00-00' 00" E 66.7 feet to an iron pin; thence along Saluda River N 17-00' 00" E 112.2 feet to South of Branch, the point of beginning.

This survey being according to plat as made by John C. Smith, Reg. L. S. by plat dated May 22, 1967.

This being a portion of the property as conveyed to grantor by deed of Fred H. Cox, dated December 1, 1957. Said deed being recorded in office of R. C. for Greenville County in Volume 412, Page 262. Original plat of property was made by J. A. Dickens, dated September 9, 1963.

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 fees, 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 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 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

*Malinda Allison*  
(Witness)  
*Paul F. Moore*  
(Witness)

*Donald B. Robinson* (R.S.)  
*Malinda M. Allison* (R.S.)