

SEP 6 1973
DONNIE S. TANKERLEY

REAL PROPERTY MORTGAGE BOOK 1290 PAGE 49 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert E. McAllister Mary H. McAllister 207 Darlington Ave. Greenville, S.C.		MORTGAGEE CIT. FINANCIAL SERVICES, INC. ADDRESS Cit Financial Services 46 Liberty Lane P.O. Box 5758, Sta. B., Greenville, S.C.			
LOAN NUMBER	DATE 8-30-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-5-73	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 10-15-73
AMOUNT OF FIRST PAYMENT \$ 82.00	AMOUNT OF OTHER PAYMENTS \$ 82.00	DATE FINAL PAYMENT DUE 9-15-76	TOTAL OF PAYMENTS \$ 2952.00	AMOUNT FINANCED \$ 2342.86	
FINANCE CHARGE \$ 609.14			ANNUAL PERCENTAGE RATE 15.68%		

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 together with all present and future improvements thereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land with building and improvements thereon lying and situate on the northwesterly side of Darlington Avenue near the City of Greenville and being known and designated as Lot No. 2 on a plat of property of William B. Ducker, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book HH, at page 201, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Darlington Avenue, and running thence with the line of Lot No. 1, N. 60-21 W. 85 feet to an iron pin; thence S. 11-07 W. 150 feet to an iron pin in the line of Lot No. 3, thence with the line of Lot No. 3 S. 67-14 E. 56.4 feet to an iron pin on Darlington Avenue; thence with Darlington Avenue, N. 29-39 E. 80 feet to an iron pin, at the point of beginning.

Being that same property conveyed to the Grantors herein by deed dated Marcy 16, 1965 and recorded in the R.M.C. Office for Greenville County in Deed Book 770, at page 117.

Said conveyance being subject to all easements, right-of-way and restrictions of record.

As part of the Consideration herein the Grantees agree to assume that certain mortgage given by the Grantors herein to Cameron Brown Company, said Mortgage dated March 25, 1965, and being recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 989, at page 635. There is presently a balance of \$8,814.17 due on said Mortgage.

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

[Signature]
(Witness)
[Signature]
(Witness)

Robert E. McAllister (RS)
Robert E. McAllister
Mary H. McAllister (RS)
Mary H. McAllister

CIT 82-1024C (10-71) - SOUTH CAROLINA
FINANCIAL SERVICES

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