

RECORDING FEE 150 JUN 17 1971 FILED PROPERTY MORTGAGE BOOK 195 PAGE 241 ORIGINAL 30602

NAME AND ADDRESS OF MORTGAGOR: Ralph Rogers Ruth A. Rogers Rt. 2, Box 58-A Piedmont, S. C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6/14/71	\$ 2376.00	\$ 396.00	\$ 94.29	\$ 1885.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	18th	7/18/71	\$ 66.00	\$ 66.00	6/18/74

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, 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 improvements thereon situated in South Carolina, County of Greenville.

All that certain piece, parcel or lot of land in the State of South Carolina, Grove Township, containing 2.19 acres, more or less, and being the major portion of Lot 23 as shown on a plat of the property of R. E. Dalton, recorded in Plat Book "S", at page 15, and being more particularly described according to said plat as follows: BEGINNING at an iron pin on the north side of Sunny Lane at the joint front corner of Lots 22A & 23 and running thence with the joint line of said lots N. 12-19 E. 488 feet to an iron pin near the branch; thence with the meanders of the branch as the line, the traverse of which is S. 85-10 W. 205 feet to a point in the rear of Lot 23; thence on a new line through Lot 23 S. 2-19 W. 425 feet to an iron pin in the north side of Sunny Lane; thence with the curve of Sunny Lane, the chord of which is S. 53-48 E. 38 feet to an iron pin; thence continuing with Sunny Lane S. 85-46 E. 175 feet to the point of beginning.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

If the 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, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

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, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
In the presence of

[Signature]

[Signature]

(Witness)

Ralph Rogers

Ralph Rogers (L.S.)
Ruth A. Rogers

Ruth A. Rogers (L.S.)