

RECORDING FEE \$15.00

PAID \$15.00

100-1198-24631

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Heyward E. Stringer Lois L. Stringer Rt. 2 Landrum, S. C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7-9-71	\$ 4,860.00	\$ 1,388.57	\$ 173.57	\$ 3,471.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60			\$ 61.00	\$ 61.00	

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 piece, parcel or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, about one and one-half miles east from Pleasant Hill Baptist Church and being a portion of the property conveyed to L. W. Stringer, Merle Farmer, Thomas R. Stringer and Stanley Stringer and Heyward Stringer in Deed Book 741, page 60 in the RMC Office for Greenville County and being described according to plat of property of Heyward E. Stringer prepared on January 13, 1969 and recorded in the said office in Plat Book 4-A, page 33 and according to said plat having the following metes and bounds, to-wit: BEGINNING at a nail in the center of a County paved road, which said point lies 610 feet from the L. W. Stringer line and proceeding thence N. 81-00 W. 230 feet to an iron pin; thence S. 6-00 E. 231 feet to an iron pin; thence S. 81-00 E. 230 feet to a nail in the center of the said County Road; thence along the said County paved road N. 6-00 W. 231 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]
(Witness)
J. W. Chapman
(Witness)
J. Walter Bank

Heyward E. Stringer (L.S.)
Heyward E. Stringer
Lois L. Stringer (L.S.)
Lois L. Stringer