RECORDING FEEL NG FEEL AUG 19 1971 SO REAL PROPERTY MORTGAGE BOUK 1203 PAGE 275 ORIGINAL Ulio Fallsworth HAME AND ADDRESS OF MORTGAGORIST MORTGAGEL AUGUSTAL AND COLO DO CAGO ADDRÉSS, CIT Financial Services, Inc. Clarence Gosnell, Jr. Martha Gosnell 46 Liberty Lane 11 Besttie St. Greenville, S. C. $IJ \geq 1$ Greenville, S. C. DATE OF LOAN LOAN NUMBER INITIAL CHARGE CASH ADVANCE **.** 4474.07 8/17/71
DATE DUE EACH MONTH :200.00 NUMBER OF INSTALMENTS AMOUNT OF OTHER PASTALMENTS 104.00 DATE FINAL PUSTALMENT DUE 8/21/76 104.00 21st 60

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.LT. 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, situate, lying and being in Monaghan Mills Village, Greenville South Carolina, and being more particularly described as Lot No. 69, Section 2, as shown on plat recorded in the R.M.C. Office for said County in Plat .cok "s", pages 179 and 181. Said lot is also known as No. 11 Beattie Street and fronts thereon 80 feet.

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.

Mortgager 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 martgage 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 Mortgagoe shall become due, at the option of Mortgagoe, 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 casts 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 Witnes Whereof, we have set our hands and seals the day and year first above written

Signed, Sealed, and Delivered In the presence of

. Z

Clarence Gosnell,

0.000

Martha Gosnell

82-10248 (6-70) - SOUTH CAROLINA

CIT