

RECORDING FEE PAID \$ 152 5461 FILE NO. 28 1971 REAL PROPERTY MORTGAGE BOOK 1203 PAGE 515 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) EDGAR C. GREEN, JR. PATSY P. GREEN RT. 3 LAKE CUNNINGHAM RD. GREER, S. C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY 232 3956 CIT FINANCIAL SERVICES 10 WEST STONE GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8-19-71	\$ 9720.00	\$ 2483.21	\$ 141.90	\$ 7445.26
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	23	9-23-71	\$ 162.00	\$ 162.00	8-23-76

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 PARCEL OR TRACT

OF LAND IN O'NEAL TOWNSHIP OF GREENVILLE COUNTY, SOUTH CAROLINA, LOCATED ABOUT FOUR (4) MILES OF THE CITY OF GREER AND ON LAKE CUNNINGHAM, BEING SHOWN ON A PLAT MADE FOR A. E. AND DORIS H. DEAN BY JOHN A. SIMMONS, REG. SUR., DATED MAY 15, 1964 AND HAVING THE FOLLOWING DISTANCES: BEGINNING ON A STAKE IN A COUNTY ROAD, THE SOUTHEASTERN CORNER OF THE LOT HEREIN COVEYED (IRON PIN ON BANK OF ROAD AT 19 FT. FROM TRUE CORNER) AND RUNS THENCE S. 58-24 W. 134 FEET TO AN IRON PIN ON THE WATER RIGHT LINE OF THE CITY OF GREER, THENCE WITH THAT LINE N. 37-08 W. 186.5 FEET TO AN IRON PIN AND N. 28-28 W 77.2 FEET TO AN IRON PIN; THENCE N. 64 -18 E. 150.8 FEET TO A STAKE IN COUNTY ROAD; THENCE ALONG SAID ROAD S. 31-04 E. 247 FEET TO BEGINNING CONTAINING 85/100 OF AN ACRE MORE OR LESS

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

M. J. Turner
(Witness)
Phillip Brady
(Witness)

x *Edgar C. Green Jr.* (L.S.)
EDGAR C. GREEN, JR.
x *Patsy P. Green* (L.S.)
PATSY P. GREEN

UNIVERSAL C.I.T. LOANS 82-1024B (6-70) - SOUTH CAROLINA

SATISFIED AND CANCELLED OF RECORD
27 DAY OF Oct. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:23 O'CLOCK A.M. NO. 12151

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 301