

RECORDED AUG 24 1971 Mrs. Ollie Farnsworth R. M. C. REAL PROPERTY MORTGAGE BOOK 1203 PAGE 644 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) ROBERT L. FERGUSON & ROSA W. FERGUSON RT. 3, OAKVALE DR. PIEDMONT, S. C.		MORTGAGEE CIT FINANCIAL SERVICES 10 WEST STONE AV. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8-20-71	\$ 5460.00	\$ 1394.89	\$ 79.71	\$ 1336.78
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	25	9-25-71	\$ 91.00	\$ 91.00	8-25-76

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 of 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 IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, SITUATE, LYING AND BEING ON THE NORTHWESTERN SIDE OF OAKVALE DRIVE AND BEING KNOWN AND DESIGNATED AS A MAJOR PORTION OF LOT NO. 33 OF A SUBDIVISION KNOWN AS OAKVALE TERRACE AS SHOWN ON A PLAT THEREOF RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PDAT BOOK "M" AT PAGE 151, AND HAVING ACCORDING TO A MORE RECENT SURVEY ENTITLED "PROPERTY OF ROBERT C. AND ROSA W. FERGUSON", THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN SIDE OF OAKVALE DRIVE, JOINT FRONT CORNER OF LOTS NOS. 32 AND 33 AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS N. 72-45 W. 150 FEET TO AN IRON PIN; THENCE WITH THE REAR LINE OF LOT NO. 33 N. 18-30 E 39 FEET TO AN IRON PIN; THENCE IN A NEW LINE THE FOLLOWING COURSES AND DISTANCES, TO WIT: S. 73-44 E. 40.6 FEET; THENCE N. 16-59 E. 9 FEET; THENCE S. 73-44 E. 14.4 FEET; THENCE N. 21-26 E. 50 FEET TO AN IRON PIN ON THE COMMON LINE OF LOTS NOS. 33 AND 34; THENCE WITH THE COMMON LINE OF SAID LOTS S. 72-45 E. 91.6 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF OAKVALE DRIVE; THENCE WITH THE SAID DRIVE S. 18-30 W. 100 FEET TO AN IRON PIN. THE TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

POINT OF BEGINNING
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

B.D. Smith (Witness)
M.J. Turner (Witness)

Robert L. Ferguson (L.S.)
ROBERT L. FERGUSON
Rosa W. Ferguson (L.S.)
ROSA W. FERGUSON