

RECORDING FEE PAID \$ 1.20 13766 NOV 15 1971 FILED NOV 15 1971 R. M. C. CIT PROPERTY MORTGAGE BOOK 1213 PAGE 395 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Bennie Johnson Sarah Johnson 300 Old Augusta Road Greenville, S.C.		MORTGAGEE: <del>UNIVERSAL CREDIT COMPANY</del> 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
	11-10-71	\$ 3720.00	\$ 1004.66	\$ 54.30	\$ 2715.34
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	16	12-16-71	\$ 62.00	\$ 62.00	11-16-76

**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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of Old Augusta Road, in the City of Greenville, State of South Carolina, being shown as Lot 19 on plat of Augusta Road Ranches made by Dalton & Neves, Engineers, April, 1941, recorded in the R.M.C. Office for Greenville County, State of South Carolina, in plat book M at page 47, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the West side of Old Augusta Road at joint front corner of lots 19 and 20, and running thence with the line of lot 20, S. 89-47 W. 198.8 feet to an iron pin on the East side of a 15 foot alley; thence with the East side of said alley, N. 00-13 W. 50 feet to an iron pin on the south side of DeOyley Avenue, N. 89-47 E. 170.4 feet to an iron pin; thence continuing with DeOyley Avenue along a curved line (the chord being S. 42-36 E. 33.7 feet) to an iron pin on the west side of Old Augusta Road; thence with the West side of Old Augusta Road, S. 5-00 W. 25.2 feet to the beginning corner. This being the same property conveyed to me by deed of the Mutual Life Insurance Company of New York, recorded July 3, 1957 and recorded in the R.M.C. Office for Greenville County in Deed Book 579 at page 489. This deed is made subject to any restrictions and easements that appear of record on the recorded or on the premises.

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

*John E. Leaford*  
(Witness)

*John R. Guffey Jr.*  
(Witness)

*Bennie Johnson* (L.S.)  
Bennie Johnson

*Sarah Johnson* (L.S.)  
Sarah Johnson