

RECORDING FEE 150

19552

REAL PROPERTY MORTGAGE

BOOK 1219 PAGE 583

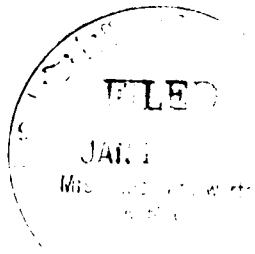
ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Walter Sullivan Verneller Sullivan Rt. 3 Simpsonville, S.C.		MORTGAGEE: CIT FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1-14-72	\$3300.00	\$538.49	\$55.23	\$2761.51
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
30	15th	2-25-72	\$110.00	\$110.00	7-15-73

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

Beginning at an iron pin on a County road, leading to Reedy Fork Church, at Garrison's Corner and running thence with Garrison line N 14-30 W 664 feet to iron pin; thence still with Garrison's line S 63-45 E 199.3 feet to iron pin thence with other land of the Grantor S. 14-30 E 675.5 feet to iron pin on said road W 60-20 E 203 feet to the beginning corner.



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.

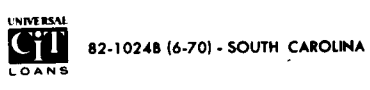
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Witness signatures: John R. Coffey, Debbie Gallaway

Mortgagor signatures: Walter Sullivan, Verneller Sullivan



FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 7 PAGE 65

SATISFIED AND CANCELLED OF RECORD 26th DAY OF April 1972 Ollie Struwer R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:45 O'CLOCK A. M. NO. 28986