

MORTGAGE RECORDING FEE

ORIGINAL

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NAME AND ADDRESS OF MORTGAGOR John H. Hill Mae C. Hill 22 Crestmore Dr. Greenville, S. C.		NAME AND ADDRESS OF MORTGAGEE CIT Financial Services Corp. 116 Liberty Lane. Greenville, S. C.			
DATE MADE	DATE OF LOAN	AMOUNT OF ADVANCE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12/20/72	15,560.00	6818.82	DONE	9741.18
NUMBER OF INSTALLMENTS	DATE FIRST PAYMENT DUE	DATE NEXT PAYMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
120	1st	6/1/73	138.00	138.00	5/1/82

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING ~~20,000.00~~ *20,000.00*

NOW, KNOW ALL MEN that Mortgagor, for more than one, to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above form 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 the State of South Carolina, County of Greenville, being shown and designated as Lot 23, on Crestmore Drive, on plat of subdivision of Grand-View recorded in the R.M.C. Office for Greenville County in Plat Book KK, at page 93, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Crestmore Drive, at the joint front corner of Lots Nos. 23 and 24, and running thence with the southern side of Crestmore Drive N. 74-17 E. 60 feet to an iron pin at the corner of Lot No. 22; thence with the line of Lot No. 22 S. 15-43 E. 156 feet to an iron pin in rear line of Lot No. 11; thence with the rear line of Lots Nos. 11 and 10; S. 72-35 W. 60.2 feet to an iron pin at the rear corner of Lot No. 24; thence with the line of Lot No. 24 N. 15-43 W. 157.8 feet to the point of beginning.

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 D. Crafter
(Witness)
James B. Moore
(Witness)

John H. Hill (LS)
John H. Hill
Mae C. Hill (LS)
Mae C. Hill