

RECORDING FEE

REAL PROPERTY MORTGAGE

BOOK 1231 PAGE 413

ORIGINAL

DONOR: Donald Ray Smith & Ker Sandra Smith 8 Temple Street Greenville, S.C.		LENDER: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-21-72	\$4,200.00	\$1200.00	\$150.00	3000.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	10	6-10-72	\$70.00	\$70.00	5-10-77

**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 lot of land in the City of Greenville, Greenville County, South Carolina known as Lot No. 3 of Block H of the property of Cagle and Mauldin as shown by a plat thereof recorded in the R.M.C. Office in Plat Book "E", at page 242. This lot has a frontage on Temple Street (formerly Mauldin Street) of 80 feet. This is the same property conveyed to the Grantor herein by deed of Ellen H. Townes dated April 24, 1959, and recorded in the R.M.C. Office for Greenville County on the 4th day of May, 1959, in Deed Book 623, at page 106.

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

*J. W. Chapman*  
 (Witness)  
*James L. Moore*  
 (Witness)

*Donald Ray Smith* (LS.)  
 Donald Ray Smith  
*Ker Sandra Y. Smith* (LS.)  
 Ker Sandra Smith



82-10248 (6-70) - SOUTH CAROLINA