

31361

UNIVERSAL PROPERTY MORTGAGE

BOOK 1233

PAGE 677

RECORDING FEE \$15.00 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR R. E. Durham Helen A. Durham 15 Ben Street Greenville, S. C.		MORTGAGEE CIT Financial Services Corp. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5/17/72	\$ 12,840.00	\$ 5287.05	\$ none	\$ 7552.95
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
120			\$ 107.00	\$ 107.00	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING ~~\$15,000.00~~ \$15,000.00

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 (hereinafter "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, on the North side of Ben Street in the City of Greenville, S. C., shown as Lot No. 26 on Plat of McDaniel Heights, made by Dalton and Neves, Engineers, August, 1928, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "Q", at Page 214, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Ben Street, joint front corner of Lots Nos. 26 and 27 and running thence along the line of Lot No. 27 due North 179 feet to an iron pin; thence due West 70 feet to an iron pin at rear corner of Lot No. 25; thence along the line of Lot No. 25 due South 179 feet to an iron pin on the North side of Ben Street; thence along the North side of Ben Street due East 70 feet to the beginning corner.

The above described property is the same conveyed to the Grantor by The Sitton-Mauldin Buick Co. by deed dated January 14, 1948, recorded in R.M.C. Office for Greenville County, S.C., in Deed Book 333, page 417.

This property is conveyed subject to the restrictions as shown in deed recorded in Deed Book 326, page 133, R.M.C. Office for Greenville County, S. C.

The Grantees are to pay 1948 taxes. 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

[Signature]
(Witness)
[Signature]
(Witness)

* *[Signature]* (L.S.)
R. E. Durham

[Signature] (L.S.)
Helen A. Durham



82-10248 (6-70) - SOUTH CAROLINA