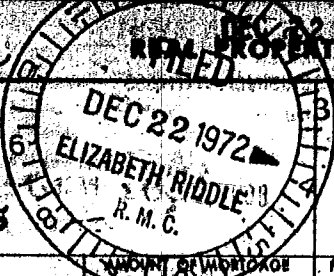


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PROPERTY MORTGAGE BOOK 1261 PAGE 545

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR REARDEN, HARRISON REARDEN, HAZEL 625 OLD AUGUSTA ROAD, GREENVILLE, S.C. 29605		MORTGAGEE CIT FINANCIAL SERVICES 10 WEST STONE AVE. GREENVILLE, S.C.		RECORDING FEE PAID \$ 32	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-11-72	\$ 6120.00	\$ 1534.81	\$ 200.00	\$ 4385.19
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FIRST INSTALLMENT DUE
60	11	1-11-73	\$ 102.00	\$ 102.00	12-11-77

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 PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, OR HEREAFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, IN GANTT TOWNSHIP, NEAR THE CITY OF GREENVILLE, AND BEING KNOWN AND DESIGNATED AS LOT NO. 8 OF THE PROPERTY OF J.H. MAULDIN AS SHOWN ON PLAT THEREOF PREPARED BY C. C. JONES AND ASSOCIATES, ENGINEERS, AUGUST, 1955, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK II AT PAGE 197, AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS.

BEGINNING AT AN IRON PIN ON THE EAST SIDE OF THE OLD AUGUSTA ROAD AT THE JOINT FRONT CORNER OF LOTS NOS. 7 AND 8, AND RUNNING THENCE ALONG THE EAST SIDE OF THE OLD AUGUSTA ROAD, S. 1-27 E. 60.6 FEET TO AN IRON PIN AT THE JOINT FRONT CORNER OF LOTS NOS. 8 AND 9, THENCE ALONG THE JOINT LINE OF SAID LOTS, S. 81-02 E. 140.8 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF SAID LOTS; THENCE ALONG THE REAR LINE OF LOT NO. 8N. 8-58 E. 60 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF LOTS NOS. 7 AND 8, THENCE ALONG THE JOINT LINE OF SAID LOTS. N. 81-02 W. 151.6 FEET TO THE BEGINNING CORNER. -CONTINUED-

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

[Handwritten signatures of witnesses]
(Witness)
(Witness)

[Handwritten signature of Harrison Rearden]
HARRISON REARDEN
[Handwritten signature of Hazel Rearden]
HAZEL REARDEN

(L.S.)

(L.S.)

