

OSA 3887

REAL PROPERTY MORTGAGE

JAN 15 1973 1263 REC 419

RECORDING FEE PAID \$ 25

NAME AND ADDRESS OF MORTGAGOR MARVIN H. CHILDS ETHEL T. CHILDS RT. 3, BOX 227 TRAVELERS REST, S.C.		MORTGAGEE CIT FINANCIAL SERVICES, CORP. 10 W. STONE AV. GREENVILLE, S.C.		PAID \$ 25	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1/12/73	\$ 18,720.00	\$ 7708.23	\$ NONE	\$ 11,011.77
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
120	17	2/17/73	\$ 156.00	\$ 156.00	1/17/83

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 CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN BATES TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, LYING ON THE WEST SIDE OF A COUNTRY ROAD THAT LEADS FROM RENFREW TO LINDSAY'S LAKE ROAD AND CONTAINING THREE AND 80/100 ACRES, MORE OR LESS, HAVING THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN ON THE BANK OF A BRANCH AT CORNER OF GRANTOR'S LAND WITH WING'S QUARY TRACT AND RUNNING THENCE N. 79-20 E 444 FEET TO IRON PIN, GRANTOR'S CORNER, WITH WING'S QUARY TRACT: THENCE CONTINUING N. 79-20 E. 370 FEET TO A NAIL IN A COUNTY ROAD MARKED BY IRON PIN ON R.O.W. LINE: THENCE ALONG ROAD AS PROPERTY LINE S. 12-35 W 400 FEET TO NAIL IN ROAD: THENCE OVER IRON PIN ON R.O.W. OF ROAD N. 75-45 W. 538 FEET TO IRON PIN ON BANK OF HELLAMS CROSSING BRANCH: THENCE WITH MEANDERS OF BRANCH AS PROPERTY LINE TO BEGINNING CORNER, AS FOLLOWS: N.59-15W 125 FEET TO STAKE AT BEHIDE THENCE S. 80-30 W. 55 FEET TO STAKE AT FORK OF BRANCHES: THENCE N. 32-30 W. 61.5 FEET TO THE BEGINNING CORNER.

THIS LAND IS PART OF THE SAME CONVEYED TO ME BY WILL OF MY FATHER, JOHN T. CHILDS, WHICH TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever. WILL IS RECORDED IN THE OFFICE OF THE PROBATE JUDGE FOR GREENVILLE COUNTY. 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

B.D. Smith (Witness)

MARVIN H. CHILDS (L.S.)

J.A. Moss (Witness)

ETHEL T. CHILDS (L.S.)