



RECORDING FEE REAL PROPERTY MORTGAGE

MORTGAGEE SWAN, WILLIAM ROBERT SWAN, JANE ROUTE 2, BOX 385A TRAVELERS REST, S.C.		MORTGAGEE CIT FINANCIAL SERVICES 10 WEST STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
48	2-9-73	3262.00	687.15	122.71	2454.14
NUMBER OF INSTALLMENTS	DAYS DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
48	11	3-11-73	68.00	68.00	2-11-77

**THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$10,000.00**

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 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 IN THE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE, BEGINNING AT A POINT ON A CENTER LINE OF STAWAY VALLEY ROAD WHERE THE CENTER LINE OF THE WEST ENTRANCE OF SENTELL CIRCLE ROAD INTERSECTS; THENCE NORTH 27.10 W 25 FEET TO THE BEGINNING POINT ON THE NORTHERN MARGIN OF STAWAY VALLEY ROAD; THENCE NORTH 63-20 E 125 FEET ALONG THE NORTHERN MARGIN OF SAID ROAD TO AN IRON PORT; THENCE N 8-15W 90 FEET TO AN IRON STAKE; THEN N 23-45 W. 82.4 FEET TO AN IRON STAKE; THENCE S. 27.10 E. 135 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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  
  
 (Witness)  
  
 (Witness)

(Mortgagor)  
  
 (Mortgagor)