

RECORDING FEE PAID \$ 2.50 OCT 31 1973 REAL PROPERTY MORTGAGE BOOK 1292 PAGE 271 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR'S INTERESTS James E. Adams Earlene B. Adams Rt. 2 Marietta, SC		MORTGAGEE: ANTHONY C. LUCAS, CORP. ADDRESS: CIT Financial Services 10 W. Stone Ave. Greenville, SC			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	10-1-73	\$ 3600.00	\$ 900.00	\$ 128.57	\$ 2571.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	5	11-5-73	\$ 60.00	\$ 60.00	10-5-78

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 CIT 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, conveys, 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 in Bates Township, state and county aforesaid; known as and being a part of the property formerly owned by Issac S. Epps and also a part of the property conveyed to grantor by deed of Annie Pauline Brown dated Nov. 23, 1955, and being more completely described according to a plat and survey made by Terry T. Dill, Reg. CE & LS No. 104, dated August 21, 1973, with the following metes and bounds to-wit:

BEGINNING at a point in the center of old highway #186 and running thence N. 37-30 W. 282.0 feet to an iron pin; thence N. 50-35 W 1050.0 feet to an iron pin across Duke Power line right-of-way; thence N. 63-41 E. 323.0 feet to an iron pin; thence S. 41-19 E. 1320.0 feet to a point in the center of S. C. Highway #186; thence S. 76-26 W. 183.6 feet to the beginning corner, containing 6.25 acres, more or less.

This property is conveyed to subject all restrictions, right of ways, easement and zoning ordinances of record or on the ground affecting said property. 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, fee, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional fee 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

R. L. Byn
(Witness)

J. C. Cunn
(Witness)

James E. Adams (R.S.)
Earlene Adams (R.S.)



82-10248 (6-73) - SOUTH CAROLINA

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