

RECORDING FEE NOV 21 1973 REAL PROPERTY MORTGAGE BOOK 1295 PAGE 763 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Houston Hubert Beatrice Hubert 13 Morton Ave. Simpsonville, SC		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services 19 W. Stone Ave. Greenville, SC			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11-15-73	\$6360.00	\$1797.04	\$200.00	\$4562.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	3	1-3-74	\$106.00	\$106.00	12-3-78

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 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 lot of land, State of South Carolina, County of Greenville, being known as Lot No. 130 on a plat of the subdivision called, "Hunter's Acres" recorded in Plat Book BB at page 51 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Morton Avenue, joint corner of Lots 129 and 130 running thence S. 89 E. 200 feet to an iron pin; thence S. 10 W 75 feet; thence N 80 W 200 feet to an iron pin on Morton Avenue; thence along with said Avenue N 10 E 75 feet to the point of beginning. This is the identical lot conveyed to the grantor herein by deed of Charles E. Clezent, recorded in Deed Book 708 at Page 134 in the RMC Office for Greenville County.

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

W. A. Jare
(Witness)
[Signature]
(Witness)

Houston Hubert (I.S.)
Beatrice B. Hubert (I.S.)

RECORDED

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