

RECORDED JAN 16 1974 REAL PROPERTY MORTGAGE BOOK 1299 PAGE 795 ORIGINAL

PAID	NAME AND ADDRESS OF MORTGAGOR(S) Arthema Rodgers SM 217 Spring St. Greenville, SC	ADDRESS 10 West Stone Ave. Greenville, SC	MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY
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LOAN NUMBER	DATE OF LOAN 1-11-74	AMOUNT OF MORTGAGE \$ 4380.00	FINANCE CHARGE \$ 1095.00	INITIAL CHARGE \$ 156.43	CASH ADVANCE \$ 3128.57
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 16	DATE FIRST INSTALMENT DUE 2-16-74	AMOUNT OF FIRST INSTALMENT \$ 73.00	AMOUNT OF OTHER INSTALMENTS \$ 73.00	DATE FINAL INSTALMENT DUE 1-16-79

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 of my right, title and interest in and to all of that parcel or lot of land in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, lying on the East side of Spring Street, formerly Frohawk Street, being the Southern one-half of that lot of land described in a deed to Arthema Rodgers by B. B. Waters, et al, as Executors of the Estate of R. D. Dobson, dated January 5, 1945, recorded in the R.M.C. Office for Greenville, SC county in Deed Book 271, at page 101. Said lot fronts on the East side of Spring Street 36.5 feet, has a rear width of 36.5 feet, the south line adjoining B. P. Edwards' lot being 204 feet, and the North line being 203.3 feet. Beginning at an iron pin on Frohawk Street and run thence in an easterly direction 204 feet to line property formerly owned by Hawkins; thence wigth old Hawkins line in a southward direction 73 ft. to and iron pin; thence Westward 204 feet to an iron pin on Frohawk Street; thence with daid street in a norhhernly direction 78 feet to the beginning corner, bounded on the East by lands formerly owned by Hawkins, on the South by lands now or formerly owned by F. S. Bruce; on the west by said Frohawk Street, and on the North by lands formerly owned by M. D. Littlefield.

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, 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

John J. Corum
 (Witness)

Arthema Rodgers (L.S.)

James N. C. [Signature]
 (Witness)