

REAL PROPERTY MORTGAGE GREENVILLE, CO. S. C. 800 1301 607 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James G. Simpson Lenora Simpson Rt 3 Travelers Rest, S.C. 29690		MORTGAGEE: UNIVERSAL-CIT CREDIT COMPANY- Financial Services, Inc. 20 West Stone Avenue Greenville, S. C.	
DATE OF LOAN 2-4-74		FINANCE CHARGE \$ 17.29	
AMOUNT OF MORTGAGE \$ 3900.00		INITIAL CHARGE \$ 200.00	
DATE DUE EACH MONTH -		CASH ADVANCE \$ 3007.41	
NUMBER OF INSTALMENTS 60		DATE FIRST INSTALMENT DUE 2-3-74	
DATE FIRST INSTALMENT DUE 2-3-74		AMOUNT OF FIRST INSTALMENT \$ 200.00	
		AMOUNT OF OTHER INSTALMENTS \$ 200.00	

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, 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, with all improvements there situate, lying and being in the State of South Carolina, County of Greenville in Paris Mountain township, containing 1.74 acres, according to a plat prepared by J.O. Middle, dated August 1974, and according to said plat being more fully described as follows:

BEGINNING at an iron pin on S.C. Hwy. No. 11 and running thence N. 18-00 E. 210 feet to an iron pin; thence N. 70-17 E. 100 feet to an iron pin in the line of property of P.S. Lipscomb; thence with one line of said property S. 18-00 W. 610 feet to an iron pin on S.C. Hwy. No. 80; thence with said road N. 71-37 W. 100 feet to an iron pin on a corner; thence continuing with said road N. 15-30 W. 117 feet to the adjoining corner.

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 L. Corum (Witness)
W. H. [Signature] (Witness)

James G. Simpson (LS)
Lenora L. Simpson (LS)



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