

REAL PROPERTY MORTGAGE

BOOK 1305 PAGE 447

ORIGINAL

CIT FINANCIAL SERVICES, INC.

NAME AND ADDRESS OF MORTGAGOR Ralph W. Day Gladys Irene R. Day 79 E. 8th St., Woodside Greenville, S. C.		MORTGAGEE XXXXXXXXXXXXXXXXXXXX ADDRESS: 10 W. Stone Avenue P.O. Box 2423 Greenville, S. C.			
LOAN NUMBER 26127	DATE OF LOAN 3-20-74	AMOUNT OF MORTGAGE 3,360.00	FINANCE CHARGE 1,045.71	INITIAL CHARGE 130.71	CASH ADVANCE 2614.29
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 5	DATE FIRST INSTALMENT DUE 5-5-74	AMOUNT OF FIRST INSTALMENT 61.00	AMOUNT OF OTHER INSTALMENTS 61.00	DATE FINAL INSTALMENT DUE 4-5-79

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.F.I. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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 piece, parcel or lot of land with the improvements thereon situate, lying and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot No. 111, Section C, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., January 14, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book W at pages 111 through 117, inclusive. According to said plat the within described lot is also known as No. 79 East Eight Street, and fronts 52 feet thereon.

For deed to grantor see Deed Book 70, page 41.

As part of the consideration for the within conveyance the grantees assume that mortgage on the above described real estate given by the grantors to Carolina Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 899 at page 543, 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 other 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

[Signature]
(Witness)
[Signature]
(Witness)

Ralph W Day (LS)
Ralph W. Day
Gladys Irene R. Day (LS)
Gladys Irene R. Day

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* with balance due thereon in the amount of \$3,455.54.

Grantees are to pay Greenville County property tax for 1954.

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