

RECORDING FEE 1.50

MAR 29 1974

REAL PROPERTY MORTGAGE BOOK 1305 PAGE 691 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Alvin B. Griffin and Nellie Griffin Jasmine Dr. Greenville, S.C. 29611		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: c.i.t. Financial Service 10 West Stone Ave. Greenville, S.C.			
LOAN NUMBER 26115	DATE OF LOAN 3-18-74	AMOUNT OF MORTGAGE \$4484.00	FINANCE CHARGE \$1030.16	INITIAL CHARGE \$ 00.00	CASH ADVANCE \$3433.84
NUMBER OF INSTALMENTS 48	DATE DUE EACH MONTH 22 APR	DATE FIRST INSTALMENT DUE 1-22-74	AMOUNT OF FIRST INSTALMENT \$ 93.60	AMOUNT OF OTHER INSTALMENTS \$ 93.60 APR	DATE FINAL INSTALMENT DUE 5-22-78

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 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 certain parcel or lot of land situate on the north side of Jasmine Drive, near the City of Greenville Township, Greenville County, State of South Carolina being Lot No. 15 of Grand View as shown by plat thereof recorded in Plat Book 11, Page 55, the Office for Greenville County, and being particularly shown as the property of Leonard Winchester according to survey and plat of J.C. Jones, Registered Engineer, dated April 2, 1958.

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

W. Chapman
(Witness)
Abbie Williams
(Witness)

Alvin B. Griffin (LS)
Nellie B. Griffin (LS)

UNIVERSAL
CIT
LOANS 82-10248 (6-70) - SOUTH CAROLINA

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