

APR 24 1974

REAL PROPERTY MORTGAGE

BOOK 1308 PAGE 250 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Sammey O. Coln Tina Coln 603 Sulpher Springs Greenville, S.C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, Sc. 302		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-22-74	\$ 3000.00	\$ 2150.57	\$ 200.00	\$ 6429.63
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	20	4-22-74	\$ 113.00	\$ 148.00	3-12-79

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 that piece, parcel or lot of land situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina and being know and designated as a part of Tract No. 2 of the Property of Putman and Craft as shown on plat thereof made by W. J. Riddle, and being more particularly described as follows, to-wit:

Beginning at an iron pin in the line of Property of W.L. Brown at a point 707.9 feet East of the center of Sulphur Springs Road, and runnign thence along the line of that property S. 30° 00' E. 30 feet to an iron pin; thence still along the line of the Brown property S. 34-41 E. 121 feet to an iron pin; thence N. 15-16 W. 200 feet to an iron pin; thence S. 60-30 W. 309.4 feet to an iron pin in line of the property of Herbert Farr; thence along the line of his property N. 14-30 W. 775.4 feet to a stone; at a point 755.1 feet East of the center Sulphur Springs Road; thence on a new line across said Tract No. 2, N. 22-57 E. 210 feet to the beginning corner.

The above described lot contains 4.00 acres and is designed on a new survey made by W. J. Riddle on February 20, 1968 to Lot No. 2 of the Property of Albert L. Duncan and Christine E. Duncan.

It is understood and agreed that the grantees herein shall have a right-of-way along the northern line of Lot No. 1 for the purpose of ingress and egress to and from the property hereinabove conveyed, said right-of-way being 10 feet in width and is to inure to the benefit of the grantees herein, thier heirs and assigns.

This conveyance is subject to all restrictions, setback lines, roadway, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

Gora Mae Duncan died testate. The grantors herein are the sole heirs and devisees of Gora Mae Duncan, whose estate was probated in the Office of the Probate Judge for Greenville County.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.