

JUN 17 1974

REAL PROPERTY MORTGAGE SECY 1313 PAGE 823 ORIGINAL

DONLIES TAPE-REEL NAME AND ADDRESS OF MORTGAGOR(S) Charles L. Smith & Hazel Smith 14 Jones St. Brandon Greenville, S.C.		MORTGAGEE UNIVERSAL CIT CREDIT COMPANY ADDRESS 10 W. Stone Ave. Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT
60	5-29-74 10	\$ 4,680.00 7-10-74	\$ 1337.14 78.00	\$ 167.14 78.00	\$ 3342.86 6-10-79

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 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 in Greenville county, State of South Carolina, situate on the northeastern side of Jones Street and being shown and designated as Lot 449, Section 2 of Abney Mills Property as shown on plat recorded in Plat Book QQ at page 59 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Jones Street at the joint front corner of Lots 448 and 449 and running thence with the line of Lot 449, N. 69-03 E. 138.5 feet to pin; thence S. 28-09 E. 106.2 feet to pin at the rear corner of Lot 450; thence with the line of Lot 450, S. 56-22 W. 152.1 feet to pin on Jones Street; thence with Jones Street, N. 22-06 W. 138.5 feet to pin, the point of beginning. This being the same property conveyed to the grantor herein by deed recorded in Deed Book 627 at page 224.

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

It is understood that this conveyance is made subject to the drainage easement as shown on the above referred to plat.

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 such insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, fee, 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

Abbie Wilkerson
Abbie Wilkerson
W. Man

Charles L. Smith (LS)
Hazel Smith (LS)



82-12248 (5-70) - SOUTH CAROLINA

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