

RECORDING FEE JUL 11 1974
 PAID \$ 2.00 3:30 PM
 BY MISS J. GIBBSLEY

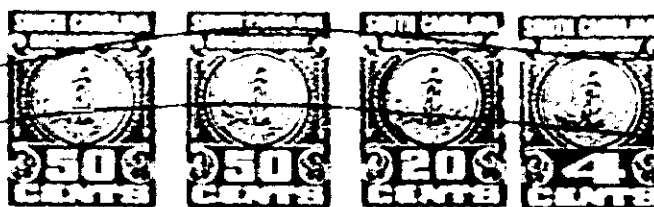
REAL PROPERTY MORTGAGE NO 1315 FOR 825 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: Chester P. Hopkins 28 E. Gantt St. Greenville, S.C.		MORTGAGEE: CIT FINANCIAL SERVICES COMPANY ADDRESS: CIT Financial Services 10 W. Stone Ave. Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7-8-74	\$ 3060.00	\$ 874.29	\$ 109.29	\$ 2185.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	8-15-74	\$ 51.00	\$ 51.00	7-15-79

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 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 piece, parcel or lot of land situate, lying and being in the State and County aforesaid in Gantt Township on the Northeast side of East Gantt St. being shown as and known as Lot 20 on a plat of the property entitled "Property of Albert Q. Taylor near Greenville, S.C." dated May 1946 by Dalton & Neves and recorded in RMC Office for Greenville, County in Plat Book P. at page 49, said lot having such metes and bounds as appear thereon.



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 debt 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 all reasonable attorney's fees 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]
 W. Mess

Chester P. Hopkins (LS)

Betty M. Hopkins (LS)

UNIVERSAL CIT LOANS 42-10248 (9-73) - SOUTH CAROLINA

4328 RV-2