

GREENVILLE CO. S.C.

DEC 30 4 38 PM '74

DONNIE S. TANKERSLEY
R.M.C.

NAME AND ADDRESS OF MORTGAGOR(S)
 N. Mack Johnson
 Linda K. Johnson
 321 Continental Drive
 Greenville, SC

MORTGAGEE: ~~UNIVERSAL CREDIT COMPANY~~
 ADDRESS: CIT Financial Services
 10 W. Stone Avenue
 Greenville, SC

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-23-74	\$ 6960.00	\$ 1752.59	\$ 200.00	\$ 5007.41
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	13	2-13-75	\$ 116.00	\$ 116.00	1-13-80

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. The above described property is the same conveyed to the Grantor by deed of Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. recorded in the RMC Office for Greenville County, SC in Deed Book 950, page 301, and is hereby restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affectin said property.

together with all improvements thereon situated in South Carolina, County of Greenville. All that piece, parcel or lot, together with all buildings and improvements thereon, situate, lying and being on the Northeastern side of Continental Drive in Greenville County, South Carolina, being shown and designated as Lot No. 78 on a Plat of Foxcroft, Section 2 made by C. O. Riddle, Surveyor, dated July 15, 1971, recorded in the RMC Office for Greenville County, SC, in Plat B Book 4-N, page 36 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Continental Drive at the joint front corners of Lots. 77 and 78 and running thence along the common line of said lots, N. 14-53 E., 189.2 feet to an iron pin; thence N. 74-45 W., 98 feet to an iron pin at the joint rear corners of Lots Nos. 79 and 78; thence along the common line of said lots, S. 20-04 W., 189.1 feet to an iron pin on the Continental Drive; thence along the Northeastern side of Continental Drive S. 73-05 E., 66.3 feet to an iron pin; thence continuing along said side of Continental Drive, S. 76-04 E., 48.7 feet to an iron pin at the beginning corner.

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

D. D. Moore
 (Witness)
James W. Chapman
 (Witness)

N. Mack Johnson (L.S.)
 N. Mack Johnson
Linda K. Johnson (L.S.)
 Linda K. Johnson

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

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