

REAL PROPERTY MORTGAGE 1333 699 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James Kinlow, Jr. Dorothy R. Kinlow 7 Malone Greenville, S. C.		MORTGAGEE UNIVERSAL CREDIT COMPANY ADDRESS: CIT FINANCIAL SERVICES, INC. 10 W. Stone Avenue P.O. Box 2423 Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 2-20-75	AMOUNT OF MORTGAGE \$ 10324.80	FINANCE CHARGE \$ 2824.80	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 7500.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 9	DATE FIRST INSTALLMENT DUE 4-9-75	AMOUNT OF FIRST INSTALLMENT \$ 172.03	AMOUNT OF OTHER INSTALLMENTS \$ 172.03	DATE FINAL PAYMENT DUE 3-9-80

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$15,000

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 situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 35 of a subdivision of the property of Lanco, Inc. as shown on plat prepared by R.K. Campbell and Webb Surveying & Mapping Co., October 1963, and recorded in the RMC Office for Greenville County in Plat Book RR, at Page 199, and having according to said plat, the netes and bounds, to-wit:
Beginning at an iron pin on the eastern side of Malone Street, joint front corner of Lots Nos. 34 and 35, and running thence along the joint line of said lots N. 71-30 E. 130 feet to an iron pin, rear corner of lots Nos. 45 and 44; thence along the rear line of lot no. 44, S. 35-36 E. 73.1 feet to an iron pin, rear corner of Lot No. 36; thence along the line of that lot S. 71-30 W. 151.5 feet to an iron pin on the eastern side of Malone Street, thence along the eastern side of Malone Street, N. 18-30 W. 70 feet to 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, 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
[Witness Signature] (Witness)
[Witness Signature] (Witness)
James Kinlow, Jr. (L.S.)
Dorothy R. Kinlow (L.S.)

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LOANS
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