

RECORDING FILE 6309-1489-0-517
 FILED AUG 30 1971 REAL PROPERTY MORTGAGE BOOK 1204 PAGE 489 ORIGINAL

NAME AND ADDRESS OF MORTGAGEE PAID Pearlina E. Henderson 30 Zet Court Greenville, S. C.		MORTGAGEE CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8/20/71	2016.00	183.28	87.27	1745.45
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
18	2nd	10/2/71	112.00	112.00	3/2/71

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 certain piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 16, of Plat of property of Zet Smith, said subdivision being known as "Smith Heights", said plat being made by G. O. Riddle, Surveyor, April, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book "BB", at page 147 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Zet Court, joint front corner of Lots Nos. 16 and 17, and running thence with the common line of said lots, N. 70-29 W. 188.8 feet to an iron pin joint corner of Lot No. 17 and rear corner of Lot No. 16; thence running with the rear line of Lot No. 16, N. 72-06 E. 350 feet to an iron pin on the northwestern side of Zet Court; thence running with the said Zet Court S. 50-11 W. 136.8 feet to an iron pin; thence continuing S. 41-16 W. 48 feet to an iron pin; thence continuing S. 21-41 W. 50 feet to an iron pin on the western side of Zett Court, joint front corner of Lots Nos. 16 and 17, the point of beginning.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever. This is the property conveyed to the grantor and Pearlina Henderson by deed of Zet Smith, by deed dated August 12, 1957, and recorded in the R.M.C. Office for Greenville County in Deed Book 582, Page 226.

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

James L. Mason
 (Witness)

Pearlina Henderson
 Pearlina G. Henderson (L.S.)

Sam E. Hedgail
 (Witness)

..... (L.S.)