

RECORDING FEE 157  
 FILED AUG 30 1971  
 REAL PROPERTY MORTGAGE BOOK 1204 PAGE 493 ORIGINAL

PAID BY ADDRESS OF MORTGAGOR Rosella A. Rhodes 15 Woodfin Ave. Greenville, S. C.		MORTGAGEE ADDRESS CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8/24/71	\$ 1380.00	\$ 1095.00	\$ 156.43	\$ 3128.57
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	24th	9/24/71	\$ 73.00	\$ 73.00	8/24/76

**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 piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the south side of Woodfin Avenue (formerly McKay Street) and being known and designated as a portion of Lot No. 3 on property of James Birnie recorded in the R. M. C. Office for Greenville County in Plat Book "C", at page 200, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Woodfin Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence along the joint line of said lots S. 53-15 E. 110 feet, 9 inches to an iron pin; thence S. 87-35 W. 50 feet to an iron pin; thence along the joint line of Lots 3 and 4 N. 3-15 W. 110 feet, 7 inches to an iron pin on the southern side of Woodfin Avenue; thence along said avenue N. 86-15 E. 50 feet to 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.

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, affect 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

*John E. Hedgail* (Witness)      *Rosella A. Rhodes* (L.S.)  
*Rosella A. Rhodes* (L.S.)