

RECORDING FEE 1711/3 PAID 1/150 REAL PROPERTY MORTGAGE BOOK 1217 PAGE 227 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: Joseph W. Allen, Claty Allen, 303 S. Hedge St., Simpsonville, S.C.  
 MORTGAGEE: CIT Financial Services, 46 Liberty Lane, Greenville, S.C.  
 DATE: DEC 21 1971  
 OFFICE: R.M.C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-17-71	4,320.00	1,234.29	154.29	3,085.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	20	1-20-72	72.00	72.00	12-20-76

**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 certain lot of land lying in the Town of Simpsonville, County of Greenville, State of South Carolina, shown as the southernmost lot on a plat of property of JR Richardson, by C.O. Riddle, dated March 31, 1965 recorded in the R.M.C. Office for Greenville County in Plat Book LLL at page 49, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the Eastern side of Hedge Street at a point 80 feet southeast of the intersection of Moore Street, and running thence along other property of the grantor, N 74-06 E 113 feet to an iron pin; thence S 13-11 E 93 feet to an iron pin; thence S 73-11 W 33.5 feet to an iron pin; thence S 74-22 W 75 feet to an iron pin on the Eastern side of Hedge Street; thence with the side of said street, N 15-58 W 93 feet to an iron pin at 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, 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

*J.W. Chapman* (Witness)  
*John A. [Signature]* (Witness)

*Joseph W. Allen* (L.S.)  
 Joseph W. Allen  
*Claty Allen* (L.S.)  
 Claty Allen