

REAL ESTATE MORTGAGE 8181

RECORDING OFFICE  
1972  
BOOK 1249 PAGE 301

NAME AND ADDRESS OF MORTGAGOR WILLIAMS, JAMES O. WILLIAMS, MARY 202 SUNNY DALE DRIVE GREENVILLE, S.C. 29609		MORTGAGEE: CIT FINANCIAL SERVICES 10 WEST STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/13/72	\$3360.00	\$80.00	\$120.00	\$2400.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	18	10-18-72	\$56.00	\$56.00	9-18-77

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, IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, IN A SUBDIVISION KNOWN AS COLE ACRES, AND DESIGNATED AS LOT NO. 18 ACCORDING TO PLAT OF PROPERTY OF W. E. MCCAIN BY MADISON H. WOODWARD, R.E., MAY, 1946, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C. IN PLAT BOOK "P", AT PAGE 73, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF BUTLER AVENUE, JOINT FRONT CORNER OF LOTS NOS. 17 AND 18, AND RUNNING THENCE S. 10-46 W. 200 FEET TO AN IRON PIN; THENCE IN LINE OF LOTS NOS. 20 S. 78-00 E. 100 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOT NO. 19 N. 10-46 E. 200 FEET TO AN IRON PIN ON BUTLER AVENUE, THE JOINT FRONT CORNER OF LOT NOS. 18 AND 19; THENCE ALONG BUTLER AVENUE N. 78-00 W. 100 FEET TO AN IRON PIN, THE POINT OF BEGINNING, AND BEING ALL OF LOT NO. 18 ACCORDING TO SAID PLAT.

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

*BO Smith*  
(Witness)  
*J. J. Moss*  
(Witness)

+ *Mary Williams* (L.S.)  
*James C Williams* (L.S.)