

NOV 26 1974  
 DONNIES-TANKERS  
 LOIS

REAL PROPERTY MORTGAGE BOOK 1328 PAGE 465 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: C.C. GRIFFIN & LOUISE GRIFFIN RT.#4 BOX 606 OLD PELZER HWY PIEDMONT, S.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 WEST STON AVE. GREENVILLE, S.C.			
LOAN NUMBER 36398	DATE OF LOAN 11-8-74	AMOUNT OF MORTGAGE \$ 6360.00	FINANCE CHARGE \$ 1597.04	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 4562.96
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 28	DATE FIRST INSTALMENT DUE 12-28-74	AMOUNT OF FIRST INSTALMENT \$ 106.00	AMOUNT OF OTHER INSTALMENTS \$ 106.00	DATE FINAL INSTALMENT DUE 11-28-79

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.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 tract of land in Township, Greenville County, State of South Carolina, containing 7.25 acres, more or less, as shown on Survey made by J. Coke Smith & Son in July 1950. Said plat showing one tract as having 6.50 acres and one tract as having 1.25 acres on which a house is located and having the following metes and bounds, to wit.

Beginning at an iron pin on a road and running thence North 83-30 West 3.17 chains to an iron pin; running thence South 11-15 West 1.80 chains; thence continuing along land of Mrs. Pearl Young North 82-00 West 17-70 chains to an iron pin; thence along Williams land North 67-00 East 6.25 chains; thence South 83-30 East along James Payne land 15-81 chains; running thence South 72-05 East 4.30 chains to an iron pin; running thence South 19-00 West 3.53 chains to an iron pin; running thence North 49-30 West 4.30 chains to a stone, 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, 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

*W. A. [Signature]*  
 (Witness)  
*[Signature]*  
 (Witness)

*C. C. Griffin* (LS.)  
*Mrs. Lois Griffin* (LS.)

UNIVERSAL  
 C.T.  
 LOANS  
 82-1024B (6-70) - SOUTH CAROLINA

4328 RV-2