

RECORDING FEE PAID

REAL PROPERTY MORTGAGE

BOOK 1335 PAGE 497 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) MILTON T. CHAPPELL AND PEARLINE M. CHAPPELL 211 DAISY DRIVE GREENVILLE, SC 29611		MORTGAGEE UNIVERSAL CREDIT COMPANY ADDRESS: X CIT FINANCIAL SERVICES 10 W. STONE AVENUE GREENVILLE, SC		FINANCE CHARGE \$ 1005.00		INITIAL CHARGE \$ 143.27		CASH ADVANCE \$ 2372.43	
LOAN NUMBER 26608	DATE OF LOAN 5-17-73	AMOUNT OF MORTGAGE \$ 2000.00	FINANCE CHARGE \$ 1005.00	INITIAL CHARGE \$ 143.27	CASH ADVANCE \$ 2372.43	NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 30	DATE FIRST INSTALMENT DUE 7-30-73	AMOUNT OF FIRST INSTALMENT \$ 37.00
								AMOUNT OF OTHER INSTALMENTS \$ 37.00	
								DATE FINAL INSTALMENT DUE 5-30-78	

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 CIT 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 SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, NEAR THE CITY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS LOT NO. 62 OF A SUBDIVISION KNOWN AS PINE HILL VILLAGE AS SHOWN ON PLAT PREPARED BY R. K. CAMPBELL, R.L.S. NOVEMBER 30, 1960, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK QQ AT PAGE 168, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT: BEGINNING AT AN IRON PIN ON THE WESTERN SIDE OF DAISY DRIVE, JOINT FRONT CORNER OF LOTS 61 AND 62 AND RUNNING THENCE WITH THE JOINT LINE OF SAID LOTS N 79-11 W. 140 FEET TO AN IRON PIN AT THE REAR CORNER OF LOT 138; THENCE WITH THE REAR OF LOT 138, S. 10-49 W. 70 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOTS 62 AND 63; THENCE THENCE WITH THE JOINT LINE OF SAID LOTS, S. 79-11 E. 140 FEET TO AN IRON PIN ON THE WESTERN SIDE OF DAISY DRIVE; THENCE WITH DAISY DRIVE N. 10-49 E. 70 FEET TO THE BEGINNING CORNER. THIS IS THE SAME LOT CONVEYED TO GRANTOR BY WARD S. STONE BY DEED DATED FEBRUARY 14, 1969 IN VOL 365 PAGE 235 OF THE RMC OFFICE FOR GREENVILLE COUNTY S.C. AND IS CONVEYED SUBJECT TO RESTRICTION APPLICABLE TO SAID SUBDIVISION RECORDED IN DEED VOL 665 AND 703 PAGE 351; AND IS SUBJECT TO POWER LINE RIGHT OF WAY AS IS SHOWN ON THE ABOVE MENTION PLAT AND TO UTILITIES AND DRAINAGE EASEMENTS WHICH APPEAR OF RECORD.

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

[Signature]
(Witness)

[Signature]
(Witness)

Milton T. Chappell (L.S.)

Pearline M. Chappell (L.S.)

UNIVERSAL CIT LOANS 82-10248 (6-70) - SOUTH CAROLINA

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