

REAL PROPERTY MORTGAGE

BOOK 1123 PAGE 114

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS:		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

As a part of the consideration hereof, the grantees assume and agree to pay according to its terms that certain note and mortgage secured thereby, given by A. H. Smart, Jr. in favor of First Federal Savings & Loan Association, Greenville, S. C., dated May 13, 1957, as recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgages Book 713, Page 195, in the face amount of Forty-seven Hundred and No/100 (\$4,700.00) Dollars, upon which mortgage there is now due the principal balance of Thirty-six Hundred Twenty-Two and 56/100 (3,622.56) Dollars, plus accrued interest from April 3, 1962.

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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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)

*[Signature]* (L.S.)

*[Signature]* (L.S.)