

RECORDING FEE PAID 1.50
 JUN 22 1971
 REAL PROPERTY MORTGAGE BOOK 1198 PAGE 13 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James I. Walker Janie Walker Rt. 3 Greenville, S. C.		MORTGAGEE ADDRESS CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6/16/71	\$ 1110.00	\$ 1110.00	\$ 758.57	\$ 3171.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	23rd	7/23/71	\$ 74.00	\$ 74.00	6/23/76

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 lot of land in the county of Greenville, State of South Carolina, shown on plat recorded in the RMC Office for Greenville County in plat book PP page 47, and having according to a recent survey made by R. K. Campbell, October 14, 1964 entitled "Property of James I. Walker" the following metes and bounds, courses and distances, to-wit:
 Beginning at a point in the center of branch on the southwest side of Cedar Lane Road (formerly Hunts Bridge Road) which point is 200 feet northwest from the corner of Oak Forest Drive; thence with the southwest side of Cedar Lane Road, N. 22-10 W. 100 feet to an iron pin; thence with a new line through property of the mortgagor S. 82-50 W. 557.6 feet to an iron pin; thence S. 3-0 E. 103 feet to an iron pin; thence S. 62-0 E. 81.1 feet to an iron pin; thence N. 82-0 E. 94 feet to a point in the center of said branch; thence with the center of said branch as the line the traverse line, being N. 41-30 E. 70 feet; thence N. 59-30 E. 83 feet; thence N. 70-30 E. 154 feet; thence S. 73-30 E. 142 feet; thence continuing N. 81-30 E. 20 feet to beginning point.

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

John R. Chapman
 (Witness)
JW Chapman
 (Witness)

James I. Walker
 James I. Walker (L.S.)
Janie B. Walker
 Janie Walker (L.S.)