

RECORDING FEE 31514 JUN 24 1971 REAL PROPERTY MORTGAGE BOOK 1196 PAGE 309 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: JAMES J. FOSTER REBA H. FOSTER 13 WENTWORTH ST. GREENVILLE, S. C.		MORTGAGEE: <del>UNIVERSAL CREDIT COMPANY</del> ADDRESS: CIT FINANCIAL SERVICES 10 WEST STONE AV. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-18-71	\$ 5310.00	\$ 1335.00	\$ 190.71	\$ 3814.29
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	10th	7-19-76	\$ 89.00	\$ 89.00	6-16-76

**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 of 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 ON THE EAST SIDE OF WENTWORTH STREET IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNED AS LOT NO. 119 ON FINAL PLAT OF CHESTNUT HILLS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK QQ, AT PAGE 83, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS. TO-WIT:

BEGINNING AT AN IRON PIN ON THE EAST SIDE OF WENTWORTH STREET, SAID PIN THE JOINT FRONT CORNER OF LOTS 118 AND 119, AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS S. 66-02 E. 142.3 FEET TO AN IRON PIN IN THE LINE OF LOT NO. 8; THENCE S. 17-33 W. 80.4 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOTS 119 AND 120; THENCE WITH THE COMMON LINE OF SAID LOTS N. 67-28 W. 148.8 FEET TO AN IRON PIN ON THE EAST SIDE OF WENTWORTH STREET; THENCE WITH THE EAST SIDE OF WENTWORTH STREET N. 22-25 E. 80 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

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

*[Signature]* (Witness)  
*[Signature]* (Witness)

*[Signature]* (L.S.)  
JAMES J. FOSTER  
*[Signature]* (L.S.)  
x REBA H. FOSTER  
REBA H. FOSTER

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

Recorded June 24, 1971 at 9:50 AM 31514