MAY REAT PROPERTY MORTGAGEHOUR 1235 PAGE 35 FEE ORIGINAL 8 1972 Ollin Farmorts MORTGAGEL INVESTO MORX REFER COMPANY NAME AND ADDRESS OF MORTGAGOR(S) ELIZABETH LAWRENCE WANDA . LAWRENCE CIT FINANCIAL SERVICES INC. ADDRESS: 10 W. STONE AVE. JOYCE LAWRENCE GREENVILLE, S. C. JOYCE LAWRENCE REDDING . TRAVELERS REST, S. C. 119 TUBBS MT RD, AMOUNT OF MORTGAGE INITIAL CHARGE CASH ADVANCE FINANCE CHARGE LOAN NUMBER DATE OF LOAN , 2890.51 1011.68 , 57.81 3960.00 5-22-72 DATE FIRST DUE AMOUNT OF FIRST AMOUNT OF OTHER INSTALMENTS NUMBER OF INSTALMENTS DATE FINAL INSTALMENT DUE DATE DUE EACH MONTH 7-10-72 6-10-77 60

## 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 p 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 Quistanding 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 DECIMNING AT AN JPON PIN ON THE WESTERN SIDE OF TUBBS MTN. RD., A SHORT DISTANCE NORTH OF LOVE DR., AT THE CORNER OF LOT 53, AND RUNNING THENCE WITH SAID LOT, N. 28 W. 247FT TO AN IRON PIN; THENCE N 2 E 77.5 FT. TO AN IRON PIN; THENCE N. 79-30 E 271 FT. TO AN IRON PIN ON TUBES MTM. PD. THENCE WITH THE SOLD ROAD S 9-21 W 135 FT TO THE POINT OF BEGINNING AND BEING THE SAME PROPERTY CONVEYED TO SAMUEL A. LAWRENCE IN DEED BOOK 303 AT PG. 381.

ALSO;

BEGINNING AT AM IRON PIN OM THE WESTERN SIDE OF TUBBS MT. RD. AT THE CORNER OF LOT 54 OF LOVE ESTATES; AND RUNNING THENCE WITH THE SAID ROAD M 60-03 E 100 FT. TO AN IRON PIN; THENCE S 80 W 175 FT. TO AN IRON PIN; THENCE S 6-03 W 100 FT. TO AN IRON PIN; THENCE N RO E 175 FT. TO THE POINT OF BEGINNING AND BEING THE SAME CONVEYED TO US BY HOMED STYLES IN DEED TO BE RECORDED OF EVENDATE HEREWITH.

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 Wilness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Elizabeth LAVRENCE (100), OYCE LAMBERTE

(L.S.)

DOUGH LOUNGING LOCKING

(was Joyce Lawrence)

82-10248 (6-70) - SOUTH CAROLINA