

FILED
 GREENVILLE REAL PROPERTY MORTGAGE BOOK 1330 PAGE 529

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) David Kerns Rogers Barbara N. Rogers 204 Briarcliffe Drive Greenville, SC		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-27-74	\$ 5160.00	\$ 1290.00	\$ 184.29	\$ 3685.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	17	2-17-75	\$ 86.00	\$ 86.00	1-17-80

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 with the buildings and improvements thereon situate on the northwest side of Briarcliff Drive (formerly Central Avenue) in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 22 on plat of Dixie heights, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book H at Page 46 and a portion of Lot No. 17 on plat of property of C. F. Putnam, recorded in the said R.M.C. Office in Plat Book H at Page 170 and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Briarcliff Drive at the joint front corner of Lot 21 and 22 and runs thence along the line of Lot 21 N. 46-48 W. 150 feet to an iron pin; thence N. 47-29 W. 11 feet to an iron pin on the south-east side of Hillside Circle; thence along Hillside Circle N. 43-12 E. 50 feet to an iron pin; thence S. 47-29 E. 11 feet to an iron pin; thence along the line of Lot 23 S. 46-48 E. 150 feet to an iron pin on the northwest side of Briarcliff Drive; thence along Briarcliffe Drive S. 43-12 W. 50 feet to an iron pin at the beginning corner.

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

D. B. Moore
 (Witness)
James W. Chapin
 (Witness)

David Kerns Rogers (L.S.)
Barbara N. Rogers (L.S.)

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