

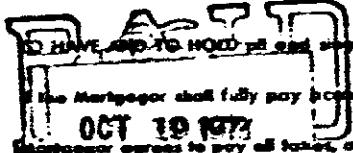
RECEIVED JUN 21		REAL PROPERTY MORTGAGE		1973-7501 ORIGINAL
107 Oak Hill Drive Greenville, SC		2		SEARCHED INDEXED SERIALIZED FILED
LOAN NUMBER 120447	DATE OF LOAN 6-7-73	AMOUNT OF MORTGAGE \$ 60,000.00	FOINAGE CHARGE \$ 750.00	TOTAL CHARGE \$ 60,750.00
NUMBER OF STATEMENTS 10	DATE DUE EACH MONTH 22	DATE FIRST INSTALLMENT DUE 7-22-73	AMOUNT OF EACH EQUITY INSTALLMENT \$ 1,200.00	CASH ADVANCE \$ 1,200.00
				DATE FINAL PAYMENT DUE 8-22-73

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 in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 18, Section B of Oakhill as shown on plat recorded in Plat Book MM at page 81 in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Oakhill Drive, corner of Lot No. 17; running thence with the line of said lot, S. 46 W. 150 feet to an iron pin; running thence S. 44 E. 75 feet to an iron pin in line of Lot No. 19; running thence with the line of said lot, N. 46 E. 150 feet to an iron pin on said Drive; running thence with said drive, N. 44 W. 150 feet to the beginning corner.



I HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns.

OCT 19 1973

No Mortgagor shall fully pay according to its terms the indebtedness fully secured these this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above described premises.

Universal Credit Company agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in its discretion, and the Mortgagee may, but is not obligated by law, require insurance in its discretion.

Any amount which Mortgagee may expend to discharge any tax, fee, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatever ever in connection with the above described real estate shall be an additional debt 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 other debts thereby created.

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 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

R.L. Byrn
WITNESS

B.D. Smith
WITNESS

James E. Eratt, Jr.

Nell V. Eratt

32-10248 (6-73) - SOUTH CAROLINA

RAYMOND, PERRY, REED
SHAW & JOHNSON, ATTORNEYS
AT LAW
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