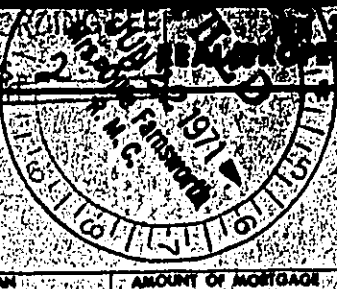


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2-2-1971



PROPERTY MORTGAGE BOOK 1196 PAGE 09 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR CHARLES W. BOLLINGER EDNA BOLLINGER 206 PARIS VIEW DR. TRAVELERS REST, S. C.		MORTGAGEE CIT. FINANCIAL SERVICES 10 WEST STONE AV. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-14-71	\$ 4200.00	\$ 1050.00	\$ 150.00	\$ 3000.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	14	7-14-71	\$ 70.00	\$ 70.00	6-14-76

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 CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF PARISVIEW AVENUE IN THE CITY OF TRAVELERS REST, BATES TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS LOT NUMBER TWENTY-SEVEN (27) ON A PLAT OF "SUNNY ACRES", RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK "BB" AT PAGE 168 AND 169, REFERENCE TO SAID PLAT BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF; ALSO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF PARISVIEW AVENUE, IN THE CITY OF TRAVELERS REST, BATES TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, TRIANGULAR IN SHAPE AND BEING A PORTION OF LOT NUMBER TWENTY-EIGHT (28) ON A PLAT OF "SUNNY ACRES" RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK "BB" AT PAGES 168 AND 169 AND HAVING THE FOLLOWING METES AND BOUNDS TO-WIT:

BEGINNING AT AN IRON PIN SITUATED ON SOUTHERN SIDE OF PARISVIEW AVENUE, THE JOINT FRONT CORNER OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) AND RUNS THENCE WITH JOINT LINE 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

M. J. ...
[Witness]
Pat Roberts
[Witness]

Charles W. Bollinger (L.S.)
CHARLES W. BOLLINGER
Edna C. Bollinger (L.S.)
EDNA BOLLINGER

CONTINUED OF SAID LOTS 159.8 FEET TO AN IRON PIN; THENCE RUNS WITH REAR LINE OF LOT NUMBER TWENTY-EIGHT 20 FEET IN AN EASTERNLY DIRECTION TO A POINT IN REAR LINE OF LOT NUMBER TWENTY-EIGHT; THENCE WITH THE NEW LINE THROUGH LOT TWENTY-EIGHT IN A NORTHERNLY DIRECTION 162.4 FEET TO AN IRON PIN ON PARISVIEW AVENUE BEING THE JOINT FRONT CORNER OF LOTS TWENTY-SEVEN AND TWENTY-EIGHT THE POINT OF BEGINNING.