

NAME AND ADDRESS OF MORTGAGOR(S) ✓ Patsy Louise W. Graham 415 Fairview St. Fountain Inn, S. C.		MORTGAGEE ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/9/71	\$ 9120.00	\$ 2312.59	\$ 200.00	\$ 6607.41
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	28th	10/28/71	\$ 152.00	\$ 152.00	9/28/76

**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 and lot of land, with the improvements thereon, lying, being and situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, and being two (2) portions of lot No. 82 in accordance with Plat made for Woodside Mills, by Piedmont Engineering Service dated February 6, 1957, and being more fully described in accordance with said plat, to-wit: BEGINNING at an iron pin on the western side of Lot No. 82, said iron pin being 86.5 feet from the front corner of Lots 82 and 83 on Fairview Street and running thence from the iron pin first designated along the dividing line between Lots 82 and 83, S. 33-0 E. 3 feet to point; Thence N. 58-56 E. 69.9 feet to point; thence N. 11-29 E. 9 feet to point; thence S. 56-11 W. 77 feet to iron pin, being the point of beginning. This property is a strip on the northern side of property previously conveyed to Grantee.  
 ALSO THE ADDITIONAL PROPERTY: BEGINNING at an iron pin, being the rear southwestern corner of Lot 82 where it joins Lot 83 and running thence N. 21-51 E. 39.1 feet to point; thence N. 23-26 W. 57 feet to point; thence S. 52-0 W. 38.5 feet to point on edge of Lot 83; thence along Lot 83 S. 33-0 E. 77.4 feet to iron pin, being the point of beginning. This property joins the south side of property previously conveyed to Grantee.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.  
 These two (2) portions of property are portions of property previously conveyed to Grantor by Deeds recorded in Deed Book 563, Page 183; Deed Book 573, Page 265; and Deed Book 763, page 423.

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)

Patsy Louise W. Graham (L.S.)  
 Patsy Louise W. Graham  
 (L.S.)