

OCT 18 1971
PROPERTY MORTGAGE

NAME AND ADDRESS OF MORTGAGOR(S) William D. Lynch Shirley Lynch Rt. 3, Box 2231-A Honea Path, S. C.		MORTGAGE PAID \$			
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
	10/15/71	\$ 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	4th	12/4/71	\$ 70.00	\$ 70.00	11/4/76

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 piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Dunklin Township, containing 43 acres, more or less, as described in a Plat of J. P. Willis and later by a Plat of W. M. Nash, Surveyor, dated September 25, 1936, and recorded in Plat Book O, Page 151, R.M.C. Office, for Greenville County, S. C., being bounded on the North by lands now or formerly of F. S. Kellett, East by Horse Creek and Black land, on the South by lands now or formerly of Mrs. Mahaffey, and on the West by the Old Donaldson place. This being the same property conveyed to Henry P. Willimon by deed of Beatrice D. Kay, dated May, 1940, and recorded in said R.M.C. Office in Vol. 22, Page 132, and being the same property conveyed to the Grantor herein by deed of the said Henry P. Willimon dated December 5, 1945, of record in said R.M.C. Office in Deed Book 283, Page 433. Reference to said deeds being made for a better description as to lines, corners, distances, etc.

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

John A. Gaddy
(Witness)
J. W. Chapman
(Witness)

William D. Lynch (L.S.)
William D. Lynch
Shirley Lynch (L.S.)
Shirley Lynch