

NAME AND ADDRESS OF MORTGAGOR William H. Rivers Dorcas C. Rivers 412 Darlington Ave. Greenville, 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
	12-7-71	\$ 4380.00	\$ 1182.92	\$ 63.94	\$ 3197.08
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	20	1-20-72	\$ 73.00	\$ 73.00	12-20-76

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 with the buildings and improvements thereon, lying and being on the south Easterly side of Darlington Ave. near the city of Greenville, South Carolina being shown as Lot No. 22 on plat of the property of Ethel Y. Perry Estate as recorded in the R.M.C. Office for Greenville County South Carolina in Plat Book Q page 25 and having according to a survey made by R.W. Dalton, dated April 1959 the following metes and bounds to wit: Beginning at an iron pin on the South Easterly side of Darlington Ave. at a point 330 feet north east of the Easterly corner of the intersection of Darlington Ave. and Berkly Ave., said pin being the joint front corner of lots 22 and 23 and running thence with the joint line of said lot S. 47-40 E. 131 feet to an iron pin; thence with the rear line of lot no. 7 N 43-0 E 60 feet to an iron pin, joint rear corner of lots 21 and 22; thence with the joint line of said lots N 47-40 W. 131 feet to an iron pin on the South Easterly side of Darlington Ave; thence along the South Easterly side of Darlington Ave. S 43-0 W 60 feet to the point of beginning.

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

Jon E. Bejad
(Witness)

J.W. Chapman
(Witness)

William H. Rivers (L.S.)
William H. Rivers

Dorcas C. Rivers (L.S.)
Dorcas C. Rivers