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 1222 RECORDING FEE ORIGINAL
 41/150

NAME AND ADDRESS OF MORTGAGEE TOMMY R. GRANT DONNA GRANT 900 S. FLORIDA AVE. GREENVILLE, SOUTH CAROLINA		UNIVERSAL C.I.T. CREDIT COMPANY 10 W. STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2-7-72	4680.00	1263.94	68.32	3416.06
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	17	3-17-72	78.00	78.00	2-17-77

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 grant, bargain, sell, 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, S.C.

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, ON THE NORTHERLY SIDE OF FLORIDA AVENUE, BEING SHOWN AND DESIGNATED AS THE FRONT PORTION OF LOT NO. 107 AND AN ADJOINING STRIP OF LOT NO. 106, ON PLAT OF OAKCREST, SECTION 11, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C., IN PLAT BOOK "GG", PAGE 131 AND ALSO BEING SHOWN AND DESIGNATED AS PROPERTY OF TOMMY R. GRANT AND DONNA K. GRANT, ON PLAT PREPARED BY R.B. BRUCE, R.L.S., NOVEMBER 3, 1965, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C., IN PLAT BOOK "LLL", PAGE 57, AND HAVING ACCORDING TO SAID PLAT, SUCH METES AND BOUNDS AS SHOWN THEREON.

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 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. Turner
 (Witness)

BD Grant
 (Witness)

X Tommy R. Grant (L.S.)
 TOMMY R. GRANT

Donna Grant (L.S.)
 DONNA GRANT



82-10241 (6-70) - SOUTH CAROLINA