

RECORDING FEE

PROPERTY MORTGAGE

BOOK 1222 PAGE 255

ORIGINAL

DENNIS J. HOFFMAN DIANNE HOFFMAN 117 East Decatur Greenville, S.C.		UFA Financial Services, Inc. 416 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	PRINCIPAL CHARGE	SERIAL CHARGE	CASH ADVANCE
	2-9-72	\$3360.00	\$960.00	\$120.00	\$2400.00
NUMBER OF INSTALLMENTS	DATE THE FIRST PAYMENT IS DUE	DATE THE FINAL PAYMENT IS DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT IS DUE
60	2-24-72	2-24-77	\$56.00	\$56.00	2-24-77

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.F. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 72 on plat of Sans Souci Development, Inc. Company, property of J. P. Rosamond, recorded in Plat Book "H", pages 185 and 186 of the RMC Office for Greenville County, S.C., said lot having a frontage of 60 feet on the southeast side of East Decatur Street, a depth of 212 feet on the northeast side, a depth of 191 feet on the southwest side and a rear width of 75 feet.

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

J. W. Chapman
(Witness)
James L. Moon
(Witness)

Dennis J. Hoffman (L.S.)
Dennis J. Hoffman
Dianne Hoffman (L.S.)
Dianne Hoffman