

RECORDING FEE PAID \$ 2.50 FILED SEP 17 1973 REAL PROPERTY MORTGAGE BOOK 1291 PAGE 3 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) L. W. Roberson Margaret Roberson 114 W. Marion St. Greenville, SC		MORTGAGEE CIT Financial Services 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-13-73	\$ 3600.00	\$ 900.00	\$ 128.57	\$ 2571.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	28	10-23-73	\$ 60.00	\$ 60.00	9-23-73

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 CIT. 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 situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 8-ab, and being known and designated as Lot No. 118 in a subdivision known as City View Annex as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 152-155, and having the followings metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Marion Road at the joint corner of Lots Nos. 35 and 118, running thence along the joint line of Lots 118 and 35, N. 36-30 W. 440 feet to an iron pin at branch; thence along the branch as the line in a southwesterly direction 100 feet to an iron pin at the joint rear corner of Lots Nos. 118 and 119; thence along the joint line of said Lots Nos. 118 and 119 S. 36-30 E. 437 feet to the joint corner of said lots on the northwest side of Marion road; thence along the line of said Marion Road, N. 38-10 E. 100 feet to the beginning corner.

The above described lot is shown on the Township Block Book at Sheet No. 133; TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

Block 5; Lot No. 17; and the grantee is to pay taxes for the year 1945 on a valuation of \$35.00.

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

R. V. Bynum
(Witness)

L. W. Roberson (R.S.)

B. D. Smith
(Witness)

Margaret Roberson (R.S.)



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