

OCT 12 1973

REAL PROPERTY MORTGAGE BOOK 1292 PAGE 814 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William E. Hall Margaret D. Hall 28 Mellon Street Slater, SC 29684			MORTGAGEE <del>UNIVERSAL CREDIT COMPANY</del> ADDRESS: CIT Financial Services 10 W. Stone Ave. Greenville, SC		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	10-8-73	\$ 3480.00	\$ 870.00	\$ 124.29	\$ 2485.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	12	11-12-73	\$ 58.00	\$ 58.00	10-12-78

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 of that lot of land in the County of Greenville, State of South Carolina, known as Lot No. 12 of Block H as shown on plat of the Village of S. Slater and Sons, Inc., recorded in the R. M. C. Office for Greenville in Plat Book K, pages 63, 64 and 65, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Mellon Street at the corner of Lot No. 13 and running thence with said Street N 7-24 W 70 feet to an iron pin; thence along the Southern side of Edison Street N 82-41 E 124 feet to an iron pin; thence S 7-24 E 70 feet to an iron pin; thence S 82-41 W 124 feet to the point of beginning, and being the same conveyed to me on Deed Book 593, page 415.

The above property described in subject to restrictive covenants easements as may appear on the records of the Greenville County Courthouse.

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, fee, 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

B D Smith  
(Witness)

William E. Hall (L.S.)

[Signature]  
(Witness)

Margaret D. Hall (L.S.)

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