

ORIGINAL

MAR 20 1969

UNIVERSAL C.I.T. CREDIT COMPANY

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NAME AND ADDRESS OF MORTGAGOR(S) 22293 Marion E. Sims Elna Sims 101 Alice Ave. Simpsonville, S. C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER 21802	DATE OF LOAN 3/20/69	AMOUNT OF MORTGAGE \$ 7320.00	FINANCE CHARGE \$ 865.93
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST INSTALMENT DUE 5/1/69	AMOUNT OF FIRST INSTALMENT \$ 122.00
			INITIAL CHARGE \$ 200.00
			CASH ADVANCE \$ 5274.07
			AMOUNT OF OTHER INSTALMENTS \$ 122.00
			DATE FINAL INSTALMENT DUE 1/1/71

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville, S. C.

Beginning at a point on the south side of Alice Ave. at the joint corner of lots 25 and 26 and running thence south 35-09 East 175 feet to an iron pin at joint corner of lots 5 and 25 thence North 62-16 East 80 feet thence to an iron pin thence North 35-09 West 175 feet to an iron pin on Alice Ave. thence with said Ave. South 52-16 West 80 feet to the point of the beginning.

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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

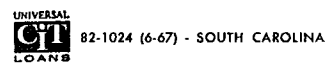
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

John R. Griffin Jr. (Witness) *Marion E. Sims* (L.S.)
Bernadette Foster (Witness) *Elna Sims* (L.S.)
Elna Sims



Paid and fully satisfied this 10 day November 1970.
Universal C.I.T. Credit Company
By: John R. Griffin Jr. Mgr.
Witness Bernadette Foster

SATISFIED AND CANCELLED OF RECORD
12 DAY OF *Nov.* 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 11543