

XX ② 4830 150 REAL PROPERTY MORTGAGE AUG 26 1969 1135 PAGE 153 ORIGINAL

NAME AND ADDRESS OF MORTGAGEE(S) Clayton A. Freeman Margaret Sue Freeman Rt. 3, Box 141 Pelzer, S. C.		UNIVERSAL C.T. CREDIT COMPANY Address: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 22027	DATE OF LOAN 8/22/69	AMOUNT OF MORTGAGE \$ 5184.00	FINANCE CHARGE \$ 1116.55	INITIAL CHARGE \$ 79.75	CASH ADVANCE \$ 2987.70
NUMBER OF INSTALLMENTS 48	DATE DUE EACH MONTH 10th	DATE FIRST INSTALLMENT DUE 10/10/69	AMOUNT OF FIRST INSTALLMENT \$ 108.00	AMOUNT OF OTHER INSTALLMENTS \$ 108.00	DATE FINAL INSTALLMENT DUE 9/10/73

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.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

All that lot of land in the State of South Carolina, County of Greenville, in the "Old Hundred" Community containing 5.7 acres, more or less, according to a Plat of the Property of Clayton Freeman by Jones Engineering Services dated September 25, 1965 recorded in Plat Book LLL at page 23 in the RMG Office for Greenville County and being a portion Tract #4 as shown on a plat of the property of H.T. Rice recorded in Plat Book E at page 177. The tract herein conveyed as described according to the first mentioned plat as follows:

Beginning at an iron pin in a county road, joint front corner with Boyce and Harvey and running thence with said road, S. 38-15 W. 420 feet to an iron pin in said road; thence N 64-41 W. 822.4 feet to an iron pin; thence N 46 E. 224.1 feet to an iron pin and stone pile; thence along the line of Boyce, S. 78-06 E. 860 feet to the point of beginning. This is a portion of the property conveyed to the Grantor by Deed of H. G. McDonald recorded in Deed Book 265 at page 220 in the RMG Office for Greenville County.

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.

Mortgagee 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 (Witness)
Margaret Sue Freeman (Witness)

Clayton A. Freeman (L.S.)
Clayton A. Freeman
Margaret Sue Freeman (L.S.)
Margaret Sue Freeman

Paid and fully satisfied this 13 day of Aug. 1970.