

PAID INDEXING FEE 60 FEB 27 1970 18996 FILED REAL PROPERTY MORTGAGE FEB 27 1970 BOOK 1149 PAGE 161 ORIGINAL

NAME AND ADDRESS OF MORTGAGEE James I. McCulloch, Jr. Doris A. McCulloch 203 Lake Fairfield Dr. Greenville, S. C.		MORTGAGEE Mrs. C. W. STEPHENSON R. M. C.		MORTGAGOR UNIVERSAL C.I.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2/26/70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 4990.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	5th v	2/26/70	\$ 124.00	\$ 124.00	3/5/75

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.**

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.

All that lot of land, with the buildings & improvements thereon, situate on the east side of Lake Fair field Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 66, Section I, plat of Lake Forest, made by Piedmont Engineering Service, July, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "gg", at page 17, said lot fronting 150 feet along the east side of Lake Fairfield Drive and running back to a depth of 151 feet on the south side, to a depth of 142 feet on the north side and being 56 feet across the rear.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 hereof 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. Gaffney*  
[Witness]  
*Ray F. Vercher*  
[Witness]

*James I. McCulloch Jr.* (U.S.)  
James I. McCulloch, Jr. 2/26/70  
*Doris A. McCulloch* (U.S.)  
Doris A. McCulloch