

RECORDING FEE PAID \$ 1.50 MAR 8 1970 FILED REAL PROPERTY MORTGAGE 19514 BOOK 1149 PAGE 509 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James P. Clyde Martha Clyde 215 E. Butler Ave. Mauldin, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	3/3/70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	7th	4/7/70	\$ 124.00	\$ 124.00	3/7/75

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

All that piece, parcel and lot of land, being near the village of Mauldin, County and State aforesaid, containing one acre, more or less, and being known and designated as Lot No. 4 on Plat of Property of J. W. Clyde, as made by W. J. Riddle, Surveyor, in April, 1947, Said lot of land begins in the center of a County Road on the Northeast boundary of J. W. Clyde's line and runs thence along the line of Clyde's property and other property lying in the east of his land N. 44-45 W. 209 feet to corner of Lot No. 5 of Clyde lands; thence along the line of Lot No. 5 S. 5-30 W. 209 feet to corner of Lot No. 3 on Clyde lands; thence along the dividing line between Lots Nos. 3 and 4 S. 44-45 E. 209 feet to corner in Center of a County Road; thence along center of said County Road N. 50-30 E. 209 feet to the beginning corner.

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 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

Ad. R. [Signature]
(Witness)

Anneth T. Scott [Signature]
(Witness)

James P. Clyde [Signature] (L.S.)
James P. Clyde

Martha Clyde [Signature] (L.S.)
Martha Clyde