



NAME AND ADDRESS OF MORTGAGOR(S) J. C. Wardlaw Jean Y. Wardlaw 23 Berkley Ave. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 3/12/70	AMOUNT OF MORTGAGE 4620.00	FINANCE CHARGE 1155.00	INITIAL CHARGE 165.00	CASH ADVANCE 3000.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 25th	DATE FIRST INSTALLMENT DUE 4/25/70	AMOUNT OF FIRST INSTALLMENT 77.00	AMOUNT OF OTHER INSTALLMENTS 77.00	DATE FINAL INSTALLMENT DUE 3/25/75

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 of 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 or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24, on a plat of revision of Lots Nos. 23 and 24 of Franklin Park, made by Campbell & Clarkston, Engineers, February 12, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Berkley Avenue, joint front corner lots Nos. 24 and 25, and running thence along Berkley Avenue S. 7-28 W. 49.6 feet to an iron pin; thence continuing along Berkley Avenue S. 16-55 W. 56.4 feet to an iron pin; thence N. 77-37 W. 121.3 feet to an iron pin; thence N. 61-23 E. 161 feet to an iron pin, the point of beginning.

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

Rd Ray
(Witness)

Walter Banks
(Witness)

J. C. Wardlaw
J. C. Wardlaw (I.S.)

Jean Y. Wardlaw
Jean Y. Wardlaw (I.S.)