

RECORDING FEE PAID \$1.50

MAR 23 1970 20722

REAL PROPERTY MORTGAGE

BOOK 1150 PAGE 801

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR:
Jerry T. Edmonds
Jeanette Edmonds
3 Welcome Ave.
Greenville, S. C.

MAR 23 1970
 Mrs. C. M. Edmonds
 R. M. C.

MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY
 ADDRESS:
46 Liberty Lane
Greenville, S. C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	3/19/70	3300.00	825.00	117.86	2357.14
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	23	4/23/70	55.00	55.00	3/23/75

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.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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being in the southerly side of Welcome Road, near the City of Greenville, County of Greenville, State Of South Carolina, and being shown as Lot No. 3 on the Plat of Talmer Cordell Subdivision, made by Dalton & Neves in October, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "T" at page 169, said lot fronting 63.4 feet on the southerly side of Welcome Road, and having a depth of 151.6 feet on the westerly side, a depth of 159.9 feet on the easterly side and being 44 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 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

BDR

 (Witness)

James W. Chapman

 (Witness)

Jerry T. Edmonds

 Jerry T. Edmonds (I.S.)

Jeanette Edmonds

 Jeanette Edmonds (I.S.)