

RECORDING FEE 150

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FILED 22432 XX GREENVILLE, S.C. REAL PROPERTY MORTGAGE

BOOK 1152 PAGE 367

ORIGINAL

|  |                       |  |  |                                       |                                  |
|--|-----------------------|--|--|---------------------------------------|----------------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S)<br>D. L. SUMMEY<br>EDITH PAGE SUMMEY<br>102 PARKDALE DR.<br>GREENVILLE, S. C. |                       | APR 14 4 51 PM '70<br>OLLIE FARNSWORTH<br>R.M.C. | MORTGAGEE:<br>UNIVERSAL C.I.T. CREDIT COMPANY<br>ADDRESS:<br>10 WEST STONE AVE.<br>GREENVILLE, S. C. |                                       |                                  |
| LOAN NUMBER  | DATE OF LOAN 3-25-70  | AMOUNT OF MORTGAGE \$ 7144.00                    | FINANCE CHARGE \$ 1877.04  | INITIAL CHARGE \$ 200.00              | CASH ADVANCE \$ 1090.96          |
| NUMBER OF INSTALMENTS 60   | DATE DUE EACH MONTH 1 | DATE FIRST INSTALMENT DUE 5-5-70                 | AMOUNT OF FIRST INSTALMENT \$ 124.00   | AMOUNT OF OTHER INSTALMENTS \$ 124.00 | DATE FINAL INSTALMENT DUE 4-5-75 |

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

BEGINNINE at an iron pin on the northern side of Parkdale Drive, 388.6 feet west from White Horse Road, at the corner of lot no. 5 and running thence with the northern side of said Drive, S. 75-31 W. 90 feet to an iron pin at the corner of Lot no. 7 ; thence with the line of said lot, N. 15-29 W. 170 feet to an iron pin; thence N. 74-31 E. 90 feet to an iron pin at the corner of Lot n. 5 ; thence with the line of said lot, S. 15-29 E. 170 feet to the beginning corner.

This being the same property conveyed to the grantor by deed recorded in Deed Book 664 at page 518.

As a part of the consideration for this conveyance, the grantees agree to pay and assume the outstanding balance due on a note and mortgage from William P. Bogan to Fidelity Federal Savings & Loan Association recorded in Mortgage Book 874 at page 57, with an original principal balance of \$10,600.00

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

*[Signature]*  
(Witness)

*[Signature]*  
(Witness)

*[Signature]* (U.S.)  
D. L. SUMMEY

*[Signature]* (U.S.)  
EDITH PAGE SUMMEY

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