

RECORDING FEE
PAID \$ 1.50

22954
REAL PROPERTY MORTGAGE

BOOK 1153 PAGE 161 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) DONALD L. MURPHY CLEO V. MURPHY RT#1, OLD FARRS BRIDGE RD. GREENVILLE, S. C.		MORTGAGEE, UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS, 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22315		DATE OF LOAN 4-13-70	AMOUNT OF MORTGAGE \$ 7440.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 13	DATE FIRST INSTALMENT DUE 5-13-70	FINANCE CHARGE \$ 1877.00
		INITIAL CHARGE \$ 200.00	CASH ADVANCE 1987.46
		AMOUNT OF FIRST INSTALMENT \$ 124.00	DATE FINAL INSTALMENT DUE 1-13-75

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 CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN AS LOT NO. 10 ON A FINAL PLAT OF SALUDA HILLS MADE BY CAROLINA ENGINEERING AND SURVEYING COMPANY DATED JULY 16, 1965, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK "JJJ", AT PAGE 33, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN SIDE OF OLD FARRS BRIDGE ROAD AT THE JOINT FRONT CORNERS OF LOTS NOS. 9 and 10 AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS N. 46-19 W. 233.6 FEET TO AN IRON PIN: THENCE S. 49-10 W. 36.5 FEET TO AN IRON PIN: THENCE ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY ANTHONY S. 13-45 E. 293.2 FEET TO AN IRON PIN ON OLD FARRS BRIDGE ROAD N. 40-35 E. 193.6 FEET TO AN IRON PIN, 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

[Signature]
(Witness)

[Signature]
(Witness)

[Signature] (L.S.)
DONALD L. MURPHY

[Signature] (L.S.)
CLEO V. MURPHY