

JUN 3 1970

NAME AND ADDRESS OF MORTGAGOR MARY E. MOSELEY 109 MURRELL RD. 26525 GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
DATE OF LOAN 5-21-70		FINANCE CHARGE \$ 1170.00	
AMOUNT OF MORTGAGE \$ 4680.00		INITIAL CHARGE \$ 167.14	
DATE DUE EACH MONTH 21		CASH ADVANCE \$ 3108.86	
NUMBER OF INSTALLMENTS 60		DATE FINAL INSTALLMENT DUE 5-21-75	
DATE FIRST INSTALLMENT DUE 6-21-70		AMOUNT OF OTHER INSTALLMENTS \$ 78.00	
		AMOUNT OF FIRST INSTALLMENT \$ 78.00	

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 or tract of land in Gantt Township, Greenville County, South Carolina being known and designated as LOTS NOS. 5 and 6 as shown on a Plat of the Property of W. E. Reeves made by W. J. Riddle, Surveyor, June 1946 and having the following metes and courses and distances according to said plat;

BEGINNING at a point on Murrell Street at corner of Lot No. 6 and running thence South 80-45 West 117 feet to the joint corner of Lots Nos. 5 and 4, which is along the North side of Murrell Street; running thence North 1-35 West 158.2 feet to the line of Lot No. 7; running thence North 88-45 East 114.2 feet to the line of W. J. Hendrix property line; thence running South 2-51 East 111.4 feet to the beginning corner.

This being the same property conveyed to Garrison B. Childress by deed of Buford B. Childress with said being recorded in the R. M. C. Office for Greenville County in Deed Book 596 at Page 491, Minnie B. Childress Owens being the sole heirs of Garrison B. Childress as evidenced by a will recorded in the Probate Court of Greenville, County.

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

Sandy E. Taylor
(Witness)
John Smith
(Witness)
[Signature]

Mary E. Moseley (L.S.)
MARY E. MOSELEY
[Signature] (L.S.)

