

RECORDING FEE

PAID \$ 1.50

REAL PROPERTY MORTGAGE

BOOK 1157

PAGE 185

ORIGINAL

JUN 5 1970

NAME AND ADDRESS OF MORTGAGOR(S) Harold W. Kale Norma Kale 601 Wood Drive Greer, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6/4/70	\$ 7080.00	\$ 1808.76	\$ 103.36	\$ 5167.88
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15th	7/15/70	\$ 118.00	\$ 118.00	6/15/75

**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 lot of land situate in Chick Springs Township, County of Greenville; State of South Carolina, being known and designated as Lot No. 39 in what is known as Lakeview Heights; property of Mrs. Bessie and I. M. Wood Estate as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R.M.C. Office for Greenville County in Plat Book "RR:", at page 19, and having the following metes and bounds and courses and distances as shown by said plat, to-wit:

BEGINNING at an iron pin at the southeastern corner of said lot in line of Lakeland Drive and Wood Drive and running thence along the western boundary of said Wood Drive N. 48-16 E. 189 feet to an iron pin; thence N. 44-54 W. 128 feet to an iron pin at the corner of Lot No. 38; thence along the line of this lot S. 44-00 W. 196.7 feet to an iron pin in the northern line of Lakeland Drive; thence along said Drive S. 49-04 E. 114 feet to an iron pin at the beginning point.

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

*F. W. Smith*  
(Witness)

*Harold W. Kale* (I.S.)  
Harold W. Kale

*John R. Griffin Jr.*  
(Witness)

*Norma Kale* (I.S.)  
Norma Kale