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RECORDING FEE

PAID \$ 1.50

JUN 1 1970

REAL PROPERTY MORTGAGE

BOOK 1157 PAGE 523 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) WINFRED ANDERSON LUCIA ANDERSON 502 GREEN AVENUE GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C. 29607			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-10-70	\$ 2156.00	\$ 57.00	\$ 137.31	\$ 2742.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	15th	7-15-70	\$ 96.00	\$ 96.00	6-15-73

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 situate, lying and being in Ward 5 of the City of Greenville, County of Greenville, State of South Carolina, and described as follows:

Fronting 43 feet on Green Avenue and running back 78.5 feet on one side and 83 feet on the other side, the width in the rear being approximately 43 feet. This is a portion of the property conveyed to W. L. Logan by Florence Middleton, by deed being recorded in Volume 49, Page 399, R.M.C. Office for 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 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

John R. Gaffney Jr.
(Witness)
J. Walt Saults
(Witness)

Winfred Anderson
WINFRED ANDERSON (I.S.)

Lucia Anderson
LUCIA ANDERSON (I.S.)