

RECORDING FEE PAID \$ 750

27491

JUN 15 1970

FILED GREENVILLE PROPERTY MORTGAGE

BOOK 1158 PAGE 73 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) EDGAR R. THURSTON ZELDA L. THURSTON 14 HATCH STREET GREENVILLE, SOUTH CAROLINA		MORTGAGEE: UNIVERSAL, C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER 22389	DATE OF LOAN 6-3-70	AMOUNT OF MORTGAGE \$ 3780	FINANCE CHARGE \$ 915.00	INITIAL CHARGE \$ 135.00	CASH ADVANCE \$ 2700.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALMENT DUE 7-15-70	AMOUNT OF FIRST INSTALMENT \$ 63.00	AMOUNT OF OTHER INSTALMENTS \$ 63.00	DATE FINAL INSTALMENT DUE 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 piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 86, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the Office of the R.M. C. for Greenville County in Plat Book QQ at page (s) 56 to 59. According to said plat the within described lot is also known as No. 14 Hatch Street and fronts thereon 76.5 feet.

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

Jandy Taylor
(Witness)
OPC
(Witness)

Edgar R. Thurston (L.S.)
EDGAR R. THURSTON
Zelda L. Thurston (L.S.)
ZELDA L. THURSTON