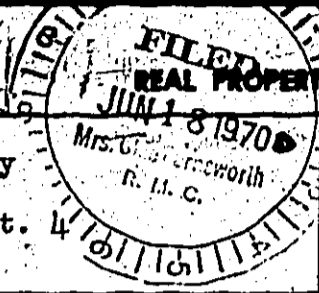


27923

RECORDING FEE PAID \$ 1.50



JUN 18 1970

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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Kenneth Marvin Furry Mildred Furry 4100 Edwards Rd., Rt. 4 Taylors, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 6/15/70	AMOUNT OF MORTGAGE \$ 6720.00	FINANCE CHARGE \$ 1690.37	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 4829.63
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 18th	DATE FIRST INSTALMENT DUE 7/18/70	AMOUNT OF FIRST INSTALMENT \$ 112.00	AMOUNT OF OTHER INSTALMENTS \$ 112.00	DATE FINAL INSTALMENT DUE 6/18/75

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 in the County of Greenville, State of South Carolina, on the easterly side of Edwards Road, being shown and designated as Lot No. 4 on plat of property of Leslie & Shaw, Inc., recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "LL", at page 45, and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Edwards Road at joint front corner of Lots 4 and 5 and running thence S. 62-140 feet to an iron pin; thence S: 5-17 W. 59.9 feet to an iron pin on the northerly side of Broadleaf Court N. 88-56 W. 38.4 feet to an iron pin; thence continuing with said Broadleaf Court N. 71-38 W. 38.2 feet to an iron pin; thence still continuing with the northerly side of Broadleaf Court N. 62-13 W. 76.5 feet to an iron pin; thence on a curve, the radius of which is N. 17-13 W. 21.2 feet to an iron pin on the northerly side of Edwards Road; thence with the easterly side of Edwards Road N. 27-47 east 65 feet to the point of beginning.

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

Witness signatures: R. O. L. (Witness), F. M. ... (Witness)

Mortgagor signatures: Kenneth Marvin Furry (L.S.), Mildred Furry (L.S.)