

RECORDING FEE

PAID

JUN 25 1970
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REAL PROPERTY MORTGAGE BOOK 1158 PAGE 643 BRANCH COPY

NAME AND ADDRESS OF MORTGAGOR(S)

Leo S. Thomason & Barbara
7 Connely St.
Greenville, S. C.

JUN 25 1970
Mrs. C. Thomason
E. 1100

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY

ADDRESS:
Universal CIT Co.
10 West Stone Ave.
Greenville, S. C.

LOAN NUMBER 22185	DATE OF LOAN 1-24-70	AMOUNT OF MORTGAGE \$ 3960.00	FINANCE CHARGE \$ 650.00	INITIAL CHARGE \$ 157.14	CASH ADVANCE \$ 3142.80
NUMBER OF INSTALMENTS 36	DATE DUE EACH MONTH 26	DATE FIRST INSTALMENT DUE 2-28-70	AMOUNT OF FIRST INSTALMENT \$ 110.00	AMOUNT OF OTHER INSTALMENTS \$ 110.00	DATE FINAL INSTALMENT DUE 1-28-73

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 lot of land situate, lying and being in Greenville County, South Carolina, known as lot 25. As shown on plat entitled Belmont Heights, recorded in the MC office for Greenville, County in plat book GG pages 54 & 55, and having according to said plat. The following meets and bounds, to wit.

Beginning at a point on Conley Street, joint corner of lot's #24 & 25, and running thence along said street N 24-43; W 109 Ft; thence N 62-43; E 209.5 Ft; thence S 23-00; E 110 Ft; thence S 65-17 W 206.5 Ft to the beginning corner.

COPY

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

Michael L. Williams
(Witness)

Leo S. Thomason (L.S.)

E. E. Russell
(Witness)

Barbara Thomason (L.S.)