RECORDING FEE PAID $1.50 AUG 12 1970

FILED AUG 12 1970 Mrs. C. ... Greenworth R.M.C.

3544

REAL PROPERTY MORTGAGE — BOOK 1163 PAGE 187 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)	MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS:
XX Grace Waldrop 17 Parkdale Drive Greenville, S. C.	10 West Stone Ave. Greenville, S. C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
22479	8-4-70	$ 4560.00	$ 1164.96	$66.57	$3098.47
NUMBER OF INSTALMENTS	**DATE DUE EACH MONTH**	**DATE FIRST INSTALMENT DUE**	**AMOUNT OF FIRST INSTALMENT**	**AMOUNT OF OTHER INSTALMENTS**	**DATE FINAL INSTALMENT DUE**
60	9	9-9-70	$ 76.00	$76.00	8-9-75

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, S. C.

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot #62 as shown on plat of subdivision known as PARKDALE, according to a survey thereof by Dalton & Neves, Engineers, July, 1960, recorded in the R.M.C. office for Greenville County in Plat Book "RR", at page 55 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Parkdale Drive at the joint front corner of Lots Nos. 61 and 62 and running thence with the line of Lot No. 61 N. 86-38 E. 160 feet to an iron pin in the rear line of Lot No. 55; thence with the rear lines of Lots Nos. 55 and 54 S. 3-22 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 62 and 63; thence with the line of Lot No. 63 S. 86-38 W. 160 feet to an iron pin on the eastern side of Parkdale Drive; thence with the eastern side of Parkdale Drive N. 3-22 W. 100 feet to the beginning corner.

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

A. C. Miller (Witness)

Steve Church (Witness)

X Grace Waldrop (L.S.)

(L.S.)

UNIVERSAL C.I.T. LOANS 82-1024 A (4-70) - SOUTH CAROLINA