

XX RECORDING FEE 1.50 AUG 28 1970 REAL PROPERTY MORTGAGE 4997-BOOK 1164 PAGE 603 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) DONALD R. CAMPBELL RT # 4 BOX 81-C PIEDMONT, S. C. 29673		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 29502	DATE OF LOAN 8-19-70	AMOUNT OF MORTGAGE \$ 3060.00	FINANCE CHARGE \$ 765.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 20	DATE FIRST INSTALMENT DUE 9-20-70	AMOUNT OF FIRST INSTALMENT \$ 51.00
			INITIAL CHARGE \$ 109.29
			AMOUNT OF OTHER INSTALMENTS \$ 51.00
			CASH ADVANCE \$ 2032.71
			DATE FINAL INSTALMENT DUE 8-20-75

**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 CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, KNOWN AS LOT NO. 401, SECTION 2, SD SHOWN ON PLAT ENTITLED "SUBDIVISION FOR ABNEY MILLS, BRANDON PLANT, GREENVILLE SOUTH CAROLINA", MADE BY DALTON AND NEVES, FEBRUARY, 1959, RECORDED IN PLAT BOOK "QQ", AT PAGES 56 TO 59. ACCORDING TO SAID PLAT THE WITHIN DESCRIBED LOT IS ALSO KNOWN AS NO. 4 WILSON STREET AND FRONTS THEREON 64 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  
Michael J. Hillman  
(Witness)

Donald R. Campbell (L.S.)  
DONALD R. CAMPBELL

Sandy Jordan  
(Witness)

Thelma Campbell (L.S.)  
THELMA CAMPBELL