

PAID \$ 167 SEP 18 1970 682101
 REAL PROPERTY MORTGAGE BOOK 1167 PAGE 07 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Edward M. Brown Suzanne B. Brown 210 Helen St. Simpsonville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/16/70	\$ 6000.00	\$ 1531.13	\$ 121.63	\$ 4296.30
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	5th	11/5/70	\$ 100.00	\$ 100.00	10/5/75

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 Austin Township, Greenville County, State of South Carolina, in the Town of Simpsonville, and being known and designated as lot 59 in Subdivision now known as Forest Park and formerly known as Gresham Park, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE at page 65, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING on the Northeastern side of Helen Street at the joint front corner of Lots 58 and 59 and running thence N. 28-20 E., 140 feet to an iron pin at the joint rear corner of Lots 58 and 59; thence S. 61-40 E., 90 feet to the joint rear corner of Lots 59 and 60; thence S. 28-20 W., 140 feet along the joint line of Lots 59 and 60 to an iron pin on the Northeasterly side of Helen Street, N. 61-40 W., 90 feet to the beginning corner. Being the same property conveyed to the grantor herein by Deed recorded in Deed Volume 608 at page 249 in the R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictive covenants, building setback lines rights-of-way and easements which may affect the above described property.

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

John R. Griffin Jr.
(Witness)
J. W. Chapman
(Witness)

Edward M. Brown (I.S.)
Edward M. Brown
Suzanne B. Brown (I.S.)
Suzanne B. Brown