

NAME AND ADDRESS OF MORTGAGOR(S) Alonzo J. Ledford Adelaide E. Ledford 211 East Butler Ave Mauldin, 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
	1-0/22/70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	10th	12/10/70	\$ 124.00	\$ 124.00	11/10/75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

All that two (2) lots of land lying in the Town of Mauldin, County of Greenville, State of South Carolina, and shown as lots 3 and 3A on a plat by W. J. Riddle, dated April, 1947, and having in the aggregate the following metes and bounds: BEGINNING at a point near the center of Pelham Road at the joint corner of John W. Clyde and running thence with the Clyde line N. 44-45 W. 406.9 feet to a point of the line of property of James L. Tate; thence with the Tate line N. 53-38 E. 209.5 feet to a point at the joint rear corner of property of James Clyde; thence with the Clyde line S. 44-45 E. 398.6 feet, more or less, to a point near the center of Pelham Road; thence with the center of said road S. 50-30 W. 209 feet to the point of beginning. The above referred plat is recorded in Plat Book "DDD" page 159, R.M.C. Office for Greenville County.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Alonzo J. Ledford
Alonzo J. Ledford (LS.)
Adelaide E. Ledford
Adelaide B. Ledford (LS.)