

ORIGINAL

UNIVERSAL CREDIT COMPANY

No. 1175-11-1583

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| MORTGAGOR Sylvia Eddleman 120 Heatherly Dr. Greenville, S.C. | | MORTGAGEE UNIVERSAL CREDIT COMPANY 16 Liberty Lane Greenville, S.C. | | | |
| PLAN NUMBER 60 | DATE OF ISSUE 12/14/70 | AMOUNT OF ADVANCE \$520.00 | AMOUNT OF PAYMENT \$142.00 | AMOUNT OF OTHER PAYMENTS \$142.00 | CASH ADVANCE \$6218.98 |
| NUMBER OF PAYMENTS 60 | DATE OF NEXT PAYMENT 1/15/71 | DATE OF NEXT PAYMENT 1/15/71 | AMOUNT OF NEXT PAYMENT \$142.00 | AMOUNT OF OTHER PAYMENTS \$142.00 | DATE TOTAL PAYMENT DUE 12/14/75 |

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 listed 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 tract or lot of land in Greenville Township, near Judson Mills, being a portion of Lots Nos. 55 and 56 of the Pride & Patten Land Company property as shown on a plat recorded in Plat Book "E", at page 249, in the R.M.C. Office for Greenville County, South Carolina, and leaving the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Heatherly Drive and Valley Street and Thence running along Valley Street N. 36-15 E. 51 feet to a stake; thence E. 53-45 E. 100 feet to a stake in the line of Lot No. 54; thence S. 36-15 W. 51 feet along the joint line to a stake on Heatherly Drive; thence along Heatherly Drive N. 53-45 W. 100 feet to the beginning corner.

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

R. D. Rg

(Witness)

[Signature]

(Witness)

x Melvin Eddleman (L.S.)
Melvin Eddleman

Sylvia Eddleman (L.S.)
Sylvia Eddleman