

UNIVERSAL CREDIT		MORTGAGE	
GREENVILLE, S. C.		NO. 1518-52	
AMOUNT OF LOAN	1,200.00	DATE PAID	2/25/76
DATE OF PAYMENT	1-105-00	DATE PAID	

AMOUNT OF LOAN \$1,200.00 - PAID \$105.00 - BALANCE OUTSTANDING \$10,800.00

That certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 92, as shown on a plat prepared by R. E. Dalton, Engineer, dated July, 1947, entitled "Property of Eliza T. Looper", and having such notes and bounds as shown thereon.

This is the identical property conveyed to the Grantor herein by deed of Elmer B. Spencer and Clara M. Spencer, dated August 7, 1964, and recorded in the R.M.S. Office for Greenville County, S. C., in Deed Book 754, page 589.

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

J. Walter Banks (Witness)
J. W. Chapman (Witness)

Thomas M. Cox (L.S.)
Betty R. Cox (L.S.)

