

23435 RECORDING FEE PAID APR 8 1971 REAL PROPERTY MORTGAGE BOOK 1186 PAGE 137 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE		UNIVERSAL C.I.T. CREDIT COMPANY	
Alma S. Jones Grier Alma S. Jones (Formerly) 347 Loop St. Greenville, S. C.		ADDRESS Mrs. C. S. Grier R. M. C.		46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4/6/71	\$ 6728.00	\$ 1690.37	\$ 200.00	\$ 1829.63
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	1st	6/1/71	\$ 112.00	\$ 112.00	5/1/76

**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 certain lot or parcel of land situate, lying and being in the State of South Carolina, County of Greenville, better known and described as Lot No. 34, Section "F", of the property known as Washington Heights, surveyed by N. O. McDowell, Jr. and Julian P. Moore, in December, 1944, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "M", page 107, to which plat and the record thereof reference is hereby made.

This lot is 45 ft. facing Washington Loop, 555 ft. on the south side, 349½ ft. on the northeast, 255 ft. on the north and northwest.  
LESS, HOWEVER: a rear parcel deed by Alma Jones Grier (formerly Alma S. Jones) to the School District of Greenville County by deed dated 10/93/60 and recorded in the R.M.C. Office for Greenville County in Deed Book 660, at page 65, and described as follows: BEGINNING at an iron pin on the joint line of Lots Nos. 33 and 34, and running thence through Lot No. 34 N. 68-26 E 179.1 ft. to an iron pin; thence S. 67 32 E. along the rear line of Lot No. 34 72.9 ft. to an iron pin; thence S. 68-26 W. 93.3 feet to an iron pin; thence S. 88-23 W. 140 ft., more or less, to an iron pin, the beginning corner.

ALSO: All that certain lot or parcel of land, situate, lying and being in the County of Greenville, State of S. C., better known and designated as Lot No. 35, in Section "F" of the property known as Washington Heights, survey made by N. O. McDowell, Jr. and Julian Moore, surveyors, in December, 1944, and recorded in the Office of the R.M.C. for Greenville County, S. C., in Plat Book "M", page 107, to which plat and the record thereof reference is hereby made. This lot faces 55 ft. on Washington Loop; east 255 ft.; 150 ft. on the northeast; and 156 ft. on the north and northwest.

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

*F. Walter Banks*  
(Witness)

*Alma S. Jones Grier* (L.S.)  
Alma S. Jones Grier

*John G. Grier*  
(Witness)

*Alma S. Jones* (L.S.)  
Alma S. Jones (formerly)