

JAN 10 1972 19552 RECORDING FEE 150 REAL PROPERTY MORTGAGE BOOK 1219 PAGE 581 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Andrew Jordan Amy Jordan 10 Cooper St. Greenville, S.C.		MORTGAGEE UNIVERSAL CREDIT CORPORATION ADDRESS CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1-15-72	\$ 3180.00	\$ 908.57	\$113.57	\$ 2271.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60			\$ 53.00	\$ 53.00	

**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 piece, parcel or lot of land with improvements thereon, situate, lying and being in and near Greenville, County of Greenville, South Carolina, being more particularly described as Lot 197 Section I as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S.C." ~~Recorded~~ made by Dalton & Neves engineers, Greenville, S.C., February, 1959, recorded in the RMC office for Greenville County in Plat Book QQ at page 56-59. According to said plat the above described property is also known as No. 10 Cooper Street and fronts thereon 118 feet. This is the same property conveyed to the grantor by deed to be recorded herewith. The above property is subject to all easements, restrictions and rights of way of record affecting said property. Also: All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina and being a triangular piece of property immediately adjoining the above described tract and being more particularly described as follows: Beginning at a point in the Grantor's easterly portion of the former Piedmont & Northern Railway Company's main tract right of way between Greenwood and Spartanburg, S.C., said point being 1450 feet northerly of Mile Post A KL-55, as measured along center line of said main track; said point also being 22.6 feet easterly, measured radially, of said center line and approximately 62 feet south of the southerly right of way line of Easley Highway; run thence 28 feet easterly to a point in Grantor's easterly right of way line; thence 42 feet southerly along Grantor's easterly right of way line to a point; thence 30 feet westerly to the point of beginning TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever. containing 420 square feet or 0.01 of an acre, more or less.

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. W. Chapman*  
 (Witness)  
*James L. Moore*  
 (Witness)

*Andrew Jordan Sr* (L.S.)  
 Andrew Jordan  
*Mrs. Amy Jordan* (L.S.)  
 Amy Jordan