

FEB 25 1972

ORIGINAL

PAGE 463

W. W. STONE AVE.  
GREENVILLE, S.C.

J. T. HODGENS  
GREENVILLE, S.C.

NUMBER OF INSTALLMENTS	DATE THE FIRST INSTALLMENT IS DUE	DATE WHEN THE LAST INSTALLMENT IS DUE	AMOUNT OF EACH MONTHLY PAYMENT	RENTAL CHARGE	CASH ADVANCE
60	1-14-72	4-14-72	138.00	200.00	5985.19
				AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
				138.00	3-14-77

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

NOW, KNOW ALL MEN that Mortgagee (CLT) herefrom and to secure payment of a Promissory Note of even date from Mortgagor to Universal CLT Credit Company (hereinafter "Mortgagee") in the above title of instrument and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time and in several and annual installments hereby granted, bargained, sold, and released to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE ALL OF THOSE PIECES,

PARCELS OR LOTS OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF HODGENS DRIVE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA NEAR THE CITY OF GREENVILLE, AND BEING SHOWN AND DESIGNATED AS LOTS NOS. 24 AND 25 AS SHOWN ON PLAT OF LELA S. HODGENS' PROPERTY, MADE BY J. COKE SMITH AND SON, JANUARY, 1956, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "JJ", AT PAGE 189. SAID LOTS HAVE SUCH METES AND BOUNDS AS ARE SHOWN ON SAID PLAT, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. AND BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED FROM JOE T. HODGENS, DATED APRIL 11, 1958, AND RECORDED IN THE R.M.C. OFFICE AFORESAID IN DEED BOOK 601, AT PAGE 503.



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

*[Signature]*  
\_\_\_\_\_  
(Witness)  
*[Signature]*  
\_\_\_\_\_  
(Witness)

x *[Signature]* \_\_\_\_\_ (L.S.)  
FRED R. STAPLETON  
*[Signature]* \_\_\_\_\_ (L.S.)  
BETTY A. STAPLETON