

DATE FEB 25 1972

ORIGINAL

UNIVERSAL CREDIT COMPANY  
10 WEST STONE AV.  
GREENVILLE, S. C.

BOOK 1223 PAGE 465

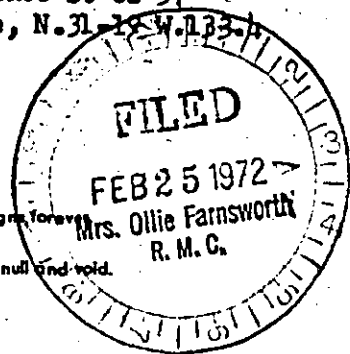
LOAN NUMBER	DATE OF CLOSING	AMOUNT OF MORTGAGE	FINANCE CHARGE	NETAL CHARGE	CASH ADVANCE
60	2-25-72	5207.00	1752.59	200.00	5007.47
PERCENT OF INSTALLMENT	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE	AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE
60	13	3-13-72	116.00	116.00	3-13-77

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

NOW, KNOW ALL MEN that Mortgagee (U. C. F. more than two), 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, S. C.

All that certain lot of land in Greenville County S.C. as shown as lot 28 of a plat entitled property of William W. Edwards, recorded in the R.M.C. office for Greenville County in plat book "9" at page 12, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the eastern side of Elaine Avenue, joint corner of lots 28 and 29, and running thence with the common line of said lots 247.4 feet to an iron pin; thence along the rear line of lot 28 S. 29-07 E. 151.55 feet; thence S. 62-57 W. 242 feet to an iron pin at Elaine Avenue. thence with said avenue, N. 31-18 W. 133.4 feet to the beginning point.



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. L. Byrnes*  
(Witness)

*M. J. Turner*  
(Witness)

*Tommy M. Anders* (L.S.)  
TOMMY M. ANDERS

(L.S.)  
KATHERINE ANDERS



82-10248 (6-70) - SOUTH CAROLINA