

ORIGINAL

UNIVERSAL CREDIT CORPORATION 5758 E. B. B. GREENVILLE, S. C. 29606			
PRINCIPAL CHARGE	LEGAL CHARGE	CASH ADVANCE	
\$5,188.70	\$0.00	\$9035.30	
AMOUNT OF THIS MORTGAGE	AMOUNT OF OTHER MORTGAGES	DATE FINAL INSTALLMENT DUE	
\$128.00	\$128.00	4-1-82	

THIS MORTGAGE IS SUBJECT TO FUTURE ADVANCES — MAXIMUM OUTSTANDING ~~\$20,000.00~~ \$20,000.00

KNOW ALL MEN BY THESE PRESENTS that I have this day secured payment of a Promissory Note of even date from Mortgagor to Universal C.T. Credit Corporation (hereinafter "Mortgagee") for the above stated amount and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time to be paid and secured hereon, hereby grant, bargain, sell, and release to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon located in South Carolina, County of Greenville

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, in the county of Greenville, State of South Carolina, being known and designated as Lot No. 8 on plat of property of C. H. Branyon, which plat was made by C. D. Riddle, Engineer, June 1964, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Alameda Street, joint front corner of Lots 8 and 9; and running thence N. 55-19 E. 175 feet to an iron pin; thence N. 34-41 W. 60 feet to an iron pin; joint rear corner of Lots 7 and 8; thence S. 55-19 E. 75 feet to an iron pin on the easterly side of Alameda Street, joint front corner of Lots 7 and 8; thence along Alameda Street S. 34-41 E. 60 feet to an iron pin; 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.

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)
John A. Griffin Jr.
(Witness)

Fred J. Parks
Fred J. Parks (L.S.)

Gladys Parks
Gladys Parks (L.S.)



82-10248 (6-70) - SOUTH CAROLINA