

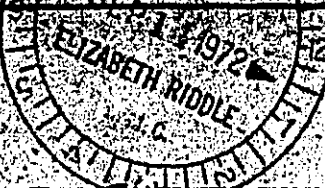
RECORDING FEE

1972 REAL PROPERTY MORTGAGE

BOOK 1249 PAGE 227

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR SARA J. ADDIS 406 PENDLETON RD. GREENVILLE, S. C.		MORTGAGEE UNIVERSAL C.T. CREDIT COMPANY ADDRESS 10 W. STONE AVE. GREENVILLE, S. C.		XX	
LOAN NUMBER	DATE OF LOAN	PRINCIPLE OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-5-72	19,920.00	8202.35	NONE	11,717.65
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
120	16	10-16-72	166.00	166.00	9-16-82



THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING ~~XXXXXXXXXX~~
\$20,000.00

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.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, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, IN GREENVILLE TOWNSHIP, ON THE NORTHEAST SIDE OF PENDLETON ROAD (ALSO KNOWN AS SALUDA DAM ROAD AND COX BRIDGE ROAD) IN OR NEAR THE SECTION KNOWN AS PENDLETON HEIGHTS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE INTERSECTION OF PENDLETON ROAD WITH GENTRY STREET AND RUNNING THENCE ALSON THE LINE OF GENTRY STREET N. 33-35 E. 300 FEET TO AN IRON PIN; THENCE S. 55-33 E. 157 FEET, MORE OR LESS, TO AN IRON PIN, CORNER OF LOT NOW OR FORMERLY OWNED BY A. F. DAY; THENCE ALONG THE REAR LINE OF THE DAY LOT AND REAR LINE OF ANOTHER LOT NOW OR FORMERLY OWNED BY B. B. SMITH AND ALONG THE WEST SIDE OF THE ELROD LOT S. 33-35 W. 300 FEET TO AN IRON PIN ON THE NORTH SIDE OF PENDLETON ROAD, CORNER OF ELROD LOT; THENCE ALONG THE LINE OF PENDLETON ROAD N. 55-30 W. 157 FEET TO THE BEGINNING CORNER.

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. A. Mass
(Witness)

Sara J. Addis (LS.)

M. J. Turner
(Witness)

(LS.)

UNIVERSAL C.T. 82-1024B (6-70) - SOUTH CAROLINA (Continued on next page)

THIS IS THE IDENTICAL PROPERTY CONVEYED TO THELMA J. JOHNSON BY DEED OF B. B. SMITH DATED DECEMBER 20, 1940 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 229 AT PAGE 83, ON DECEMBER 21, 1940.