

RECORDING FEE

FILED GREENVILLE

REAL PROPERTY MORTGAGE

BOOK 1307 PAGE 453

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) JORGENSEN, JORGENSEN & JORGENSEN 200 S. MAIN ST. GREENVILLE, S.C. 29601		MORTGAGEE UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 100 S. MAIN ST. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN 4-11-77	AMOUNT OF MORTGAGE \$ 5000.00	FINANCE CHARGE \$ 200.00	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5000.00
NUMBER OF INSTALLMENTS 30	DATE DUE EACH MONTH 15	DATE FIRST INSTALLMENT DUE 5-15-77	AMOUNT OF FIRST INSTALLMENT \$ 166.67	AMOUNT OF OTHER INSTALLMENTS \$ 166.67	DATE FINAL INSTALLMENT DUE 4-15-80

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.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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 those certain lots of land in Spring Springs Township, Greenville County, State of South Carolina, being known and designated as lots nos. 47 and 48 on plat of property of R.T. Stevens made by W.S. Little, surveyor, April 1971, and recorded in the Public Office for Greenville County, in Plat Book 1, Page 2, and having the following metes and bounds according to said plat;

BEGINNING at a stake on Paris Field Drive, at corner of lot no. 49, and running thence with Paris Field Drive, S. 0-10 N. 140.0 feet to stake at corner of lot no. 40; thence with line of lot no. 40, S. 27-30 W. 200.7 feet to a stake at corner of lot no. 30; thence with rear lines of lots no. 30 and 34, S. 2-30 W. 140.0 feet to stake at corner of lot no. 49; thence with the line of lot no. 49, S. 27-30 W. 200 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Jerry Investment Company, recorded in the Public Office for Greenville County, in Plat Book 20, page 177.

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, fee, 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

Debbie H Moore (Witness)

[Signature] (Witness)

Douglas Matthew (LS)

Ethel Matthew (LS)



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