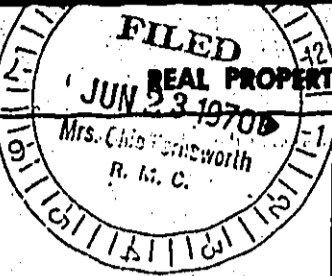


RECORDING FEE PAID \$ 1.50

JUN 23 1970 28208



REAL PROPERTY MORTGAGE BOOK 1158 PAGE 499 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) DONALD B. ANDERSON SUE C. ANDERSON 406 ASTER DR. SIMPSONVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER 20400	DATE OF LOAN 6-15-70	AMOUNT OF MORTGAGE \$ 4560.00	FINANCE CHARGE \$ 1140.00	INITIAL CHARGE \$ 162.86	CASH ADVANCE \$ 3029.14
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 25	DATE FIRST INSTALMENT DUE 7-25-70	AMOUNT OF FIRST INSTALMENT \$ 76.00	AMOUNT OF OTHER INSTALMENTS \$ 76.00	DATE FINAL INSTALMENT DUE 6-25-75

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

THIS INDENTURE WITNESSETH that Mortgagor (all, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage 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 the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND BEING KNOWN AND DESIGNATED AS LOT NO. 112, SECTION III, OF SUBDIVISION KNOWN AS POINSETTA, SAID SUBDIVISION BEING SITUATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF SIMPSONVILLE, PLAT OF SAID SUBDIVISION BEING RECORDED IN THE RMC OFFICE FOR GREENVILLE, COUNTY, IN PLAT BOOK PPP AT PAGE 141.

A MORE PARTICULAR DESCRIPTION OF SAID ABOVE NUMBERED LOT MAY BE HAD BY REFERENCE TO SAID PLAT. THE ABOVE NUMBERED LOT WAS CONVEYED TO THE GRANTOR BY POINSETT REALTY COMPANY BY DEED RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS AFFECTING SECTION III OF SUBDIVISION KNOWN AS POINSETTIA, SAID RESTRICTIVE AND PROTECTIVE COVENANTS BEING RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN DEED VOLUME 858 AT PAGE 541.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIVE COVENANTS, BUILDING SETBACK LINES, RIGHTS OF WAY AND EASEMENTS WHICH MAY AFFECT THE ABOVE DESCRIBED PROPERTY.

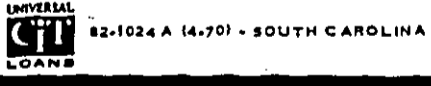
- If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
- Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.
- Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.
- Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

Kay Coleman (Witness)  
Steve Church (Witness)

Donald B. Anderson (L.S.)  
Sue C. Anderson (L.S.)  
DONALD B. ANDERSON  
SUE C. ANDERSON



FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 2 PAGE 118

SATISFIED AND CANCELLED OF RECORD  
20 DAY OF Aug 1971  
Ollie Samworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:00 O'CLOCK A M. NO. 5318