

RECORDING GREENVILLE CO., S. C.

1365 JUL 17 1970

REAL PROPERTY MORTGAGE BOOK 4160 PAGE 661 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Willis C. Ledford Winnie Mae Ledford 3 Bond St. Taylors, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7/15/70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	3rd	9/3/70	\$ 124.00	\$ 124.00	8/3/75

**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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known & designated as Lot No. 29, Section One, of a subdivision known as Brookwood Forest as shown on a plat thereof prepared by C.C. Jones, C.E., dated November, 1962 & recorded in the R.M.C. Office for Greenville County in Plat Book XX, at page 97, and having, according to said plat, the following Metes & bounds, to-wit: BEGINNING at an iron pin on the western side of Bond Street, joint front corner of Lots Nos. 28 & 29, and running thence along the joint line of said lots, N. 89-05 W. 163.5 feet to the center line of a branch witnessed by an iron pin 8 feet, more or less, back on line; thence down the center of said branch, a traverse line being N. 14-30 W. 127 feet to a point in said branch, the joint rear corner of Lots Nos. 29 & 30; thence along the joint line of said lots, passing an iron pin at 10 feet, more or less, S. 79-46 E. 204.7 feet to an iron pin on the western side of Bond St.; thence along the western side of Bond St., S. 3-44 W. 80 feet to an iron pin; thence continuing along the western side of Bond St., S. 0-55 W. 10 feet to the beginning corner.

This is the same property conveyed to the grantor by deed recorded in Deed Book 737 at page 201.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 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

R. D. Ry  
(Witness)  
Jinda Proffitt  
(Witness)

Willis C. Ledford (L.S.)  
Willis C. Ledford  
Winnie Mae Ledford (L.S.)  
Winnie Mae Ledford