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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Dianne Burns (formerly) (recorded @ R.M.C.) Dana Burns (now) Dianne Burns Watson Robert M. Watson Rt. 6, Halton Rd. Greenville, S. C.					
UNIVERSAL C.I.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7/16/70	\$ 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	30th	8/30/70	\$ 124.00	\$ 124.00	7/30/75

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 piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the southeast side of Halton Road, and being known and designated as all of Lot No. 11 and the southwestern half of Lot No. 12 of a subdivision known as Happy Valley farms as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "0", at page 103, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Halton Road at the corner of Lot No. 10, which point is 165.1 feet northeast from the intersection of the said Halton Road and a county Road, and running thence on the southeast side of said Halton Road N. 33-22 E. 300 feet to an iron pin in the center of the front line of Lot No. 12; thence on a new line through the center of said Lot No. 12 S. 56-30 E. 226.2 feet to an iron pin in the center of the rear line of said Lot No. 12; thence S. 33-22 W. 300 feet to an iron pin at the rear corner of Lot No. 10; thence along the line of said Lot No. 10 N. 56-30 W. 225.6 feet to the beginning corner.

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

[Signature]
[Signature]
(Witness)

Dianne Burns
Dianne Burns (formerly)
Dana Burns
(recorded @ R.M.C.) Dana Burns (L.S.)

Dianne Burns Watson
(now) Dianne Burns Watson (L.S.)

Robert M. Watson
Robert M. Watson