

REAL PROPERTY MORTGAGE BOOK **1170** PAGE **239** ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Lonnie D. Pirkle Norma Ann Pirkle 306 Piedmont Park Rd. Greenville, 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
	10/21/70	\$ 3900.00	\$ 975.00	\$ 139.29	\$ 2785.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	10th	12/10/70	\$ 65.00	\$ 65.00	11/10/75

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.I.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 certain piece, parcel or lot of land with all improvements thereon; situate, lying and being on the East side of Piedmont Park Road (formerly known as Base Hospital Road) in Greenville County, State of South Carolina and being shown and designated as a portion of Lot 4, Block C, Paris Heights Sub-Division on Plat recorded in the RMC Office of Greenville County, South Carolina in Plat Book Y, Page 65 and having according to a more recent survey, labeled "Property of Clyde Robertson" made by Webb Surveying and Mapping Company on January 5, 1965, the following metes and bounds to-wit: BEGINNING at an iron pin in the East side of Piedmont Park Road, joint front corner with Lots 3 and 4 running thence N. 72-30 E. 136.5 ft. to an iron pin; thence S. 17-30 W. 70 ft. to an iron pin; thence S. 72-30 W. 140.7 ft. to an iron pin on the East side of Piedmont Park Road joint front corner with lot #5; thence with the East side of Piedmont Park Road N. 14-02-W. 70.1 feet to an iron pin, the point and place of beginning.

This is a portion of the property conveyed to the grantor by deed of R. F. Melton dated January 1, 1960 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 655, Page 336.

GRANTEE to pay 1967 taxes.

There is also conveyed by this deed a certain 1960 Trade Winds Mobile Home, Ser. # 1650-T-2780 which is located on the property described hereinabove.

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

[Signature]
A. W. Banks
(Witness)

[Signature]
Lonnie D. Pirkle (L.S.)

[Signature]
Norma Ann Pirkle (L.S.)

