ic(orcing fee 1	- man de ann Leannaigh	REAL PROPER	RTYMORTGAGE	600x 1173 PA	de 281 ORIGINAL
	JAMES JUNIOR GAULT THELMA P. GAULT 107 SCARSDALE SIMPSONVILLE, S. C. 29681			O MONTGABEL UNIVERSAL CLT. CREDIT COMPANY ADDRESS LIG LIBERTY IN. GREENVILLE, S.C.		
74. 74.	LOAN NUMBER	11-18-70	amount of mortgage	FINANCE CHARGE \$ 750.00	NITIAL CHARGE	CASH ADVANCE
	NUMBER OF INSTALMENTS 60	5th	DATE FIRST INSTALMENT DUE 1-5-71	AMOUNT OF FIRST. INSTALMENT \$ 50.00	AMOUNT OF OTHER INSTALMENTS 8 50.00	DATE FINAL DUE 12-5-75

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 "Mortgagoe") in the above Total of Payments and all future advances from Mortgagoe to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagoe, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE

All that lot of land situated in the State of South Carolina, County of Green-ville, in Austin Township, being known and designated as Lot No. 11, as shown on a plat of property of Scarsdale Manor, recorded in the R.M.C. Office for Greenville County, in Plat Book "GG", at page 105, said lot having such metes and bounds as shown thereon.

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, 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 Mortgager to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of-foreclasure 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 foreclasure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate

In Witness Whereaf, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered in the presence of

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Witness)

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82-10248 (6-70) - SOUTH CAROLINA