

JUN 24 1974

CONNIE S. TAMMERSLEY

REAL PROPERTY MORTGAGE

BOOK 1314 PAGE 551 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Walter D. Gilreath Sandra Gilreath 202 Plano Dr. Greenville, S.C.			MORTGAGEE UNIVERSAL CREDIT COMPANY ADDRESS 10 West Stone Ave. Greenville, S.C.		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-27-74	\$ 6060.00	\$ 1719.26	\$ 200.00	\$ 4340.74
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	27	5-27-74	\$ 101.00	\$ 101.00	5-27-79

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 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 piece, parcel or lot or land situate, lying and being in Greenville County, State of South Carolina, shown and designated as lot 1, Mountain Shadows Subdivision, plat of which is recorded in the R. M. C. ~~Office of the County Clerk~~ office for Greenville, County South Carolina in Plat Book 411, page 7 reference to said plat being hereby craved for a more particular description.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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 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

Alcorn (Witness)
W. H. H. H. (Witness)

Walter Danny Gilreath (L.S.)
Sandra G. Gilreath (L.S.)

UNIVERSAL CREDIT COMPANY
82-10248 (4-708) - SOUTH CAROLINA
LOANS

4328 RV.2