

RECORDING PAID \$ 2.50

UNIVERSAL CITY CREDIT COMPANY MORTGAGE 24655

BOOK 1225 PAGE 541 ORIGINAL

|  |                     |  |                             |                              |                            |
|--|---------------------|--|-----------------------------|------------------------------|----------------------------|
| MORTGAGEE<br>ELZA M. COOK<br>DAISY M. COOK<br>11 FARLEY AV.<br>GREENVILLE, S. C. |                     | MORTGAGEE<br>UNIVERSAL CITY CREDIT COMPANY<br>10 W. STONE AV.<br>GREENVILLE, S. C. |                             |                              |                            |
| LOAN NUMBER  | DATE OF LOAN        | AMOUNT OF MORTGAGE   | FINANCE CHARGE              | INITIAL CHARGE               | CASH ADVANCE               |
|  | 3-3-72              | \$ 8610.00   | \$ 2188.15                  | \$ 200.00                    | \$ 6251.85                 |
| NUMBER OF INSTALLMENTS   | DATE DUE EACH MONTH | DATE FIRST INSTALLMENT DUE   | AMOUNT OF FIRST INSTALLMENT | AMOUNT OF OTHER INSTALLMENTS | DATE FINAL INSTALLMENT DUE |
| 60   | 22                  | 4-22-72  | \$ 144.00                   | \$ 144.00                    | 3-22-77                    |

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 City 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, 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 IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING SHOWN AS LOT NO. 9 ON PLAT ENTITLED "MAP OF SPRINGVIEW, GREENVILLE COUNTY, S. C., PROPERTY OF EFFIE C. BERRY", PREPARED BY DALTON & NEVES, DATED JUNE, 1954, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK "BB", AT PAGE 161, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN AT THE JOINT FRONT CORNER OF LOT 8 AND 9; THENCE WITH THE LINE OF LOT 8 N. 83-46 E. 155 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOT 9 AND 10 THENCE WITH THE LINE OF LOT 10 S. 10-48 W. 155.8 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF FARLEY AVE., THENCE WITH THE NORTHERN SIDE OF FARLEY AVE., N. 73-12 W. 113 FEET TO AN IRON PIN; THENCE WITH THE CURVE OF THE INTERSECTION OF FARLEY AVE. AND ELGIN COURT, THE CHORD OF WHICH IS N. 36-27 W. 39.9 FEET TO AN IRON PIN ON THE EASTERN SIDE OF ELGIN COURT, THENCE WITH THE EASTERN SIDE OF ELGIN COURT N. 0-28 E. 46.8 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE EASTERN SIDE OF ELGIN

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever. COURT N. 13-33 E. 26.1 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

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

Witness signatures: M. J. Turner, Phillip Bradley

Mortgagor signatures: Elza M. Cook, Daisy M. Cook