

MAY 14 1974

DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1310 PAGE 371

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) THOMAS M. MORROW SHIRLEY JEAN JONES MORROW 24 MARYLAND AVE. GREENVILLE, S.C. 29611			MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. P.O. BOX 2423 GREENVILLE, S.C.		
LOAN NUMBER <del>26175</del> 26177	DATE OF LOAN 5-3-74	AMOUNT OF MORTGAGE \$3960.00	FINANCE CHARGE \$ 1131.43	INITIAL CHARGE \$ 141.43	CASH ADVANCE \$ 2828.57
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 23	DATE FIRST INSTALMENT DUE 6-23-74	AMOUNT OF FIRST INSTALMENT \$ 66.00	AMOUNT OF OTHER INSTALMENTS \$ 66.00	DATE FINAL INSTALMENT DUE 5-23-79

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 C.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, SITUATE, LYING AND BEING, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NUMBER 12, AS SHOWN ON PLAT OF PROPERTY OF TALMER CORDELL, MAP #4, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK XX AT PAGE 55, REFERENCE TO SAID PLAT BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF.

THIS IS THE SAME PROPERTY AS WAS CONVEYED TO THE GRANTOR HEREIN BY DEED OF DOUGLAS M. SHERIFF, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 729 AT PAGE 465, ON THE 13TH DAY OF AUGUST, 1963.

AS PART OF THE CONSIDERATION HEREOF, THE GRANTEE AGREES TO ASSUME AND PAY THAT CERTAIN MORTGAGE TO C. DOUGLAS WILSON & COMPANY, RECORDED IN THE RMC OFFICE HAVING A PRESENT PRINCIPAL BALANCE DUE OF \$5,886.84

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

*W.C. Smith*  
(Witness)

*[Signature]*  
(Witness)

*Thomas M. Morrow* (L.S.)

*Shirley Jean Jones Morrow* (L.S.)

UNIVERSAL C.T. LOANS 82-1024B (6-70) - SOUTH CAROLINA

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