

RECORDING FEE  
\$12.50

FILED  
GREENVILLE PROPERTY MORTGAGE BOOK 1374 PAGE 970 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Lonnie Melvin Miller Rosa L Miller 100 Blossom Drive Greenville, S.C. 29605		AUG 10 4 31 PM '76 DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Avenue Greenville, S.C. 29605	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8-11-76	\$ 9000.00	\$ 2481.48	\$ 200.00	\$ 6518.52
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	11	9-11-76	\$ 150.00	\$ 150.00	8-11-81

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 27, Blossom Drive, as shown on plat of KENNEDY PARK of record in the Office of the RMC for Greenville County, S.C. in Plat Book JJJ, page 179, reference to said plat being craved for a metes and bounds description thereof.

This being the same property conveyed to Lonnie Melvin Miller and Rosa L. Miller by J. D. Luster by Deed dated the 11th Day of August 1975 and recorded in the RMC Office of Greenville County recorded on the 12th of August 1975 in Deed Book 1022 page 585.

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

*Beverly Ladd*  
(Witness)

*Lonnie Melvin Miller* (L.S.)

*J. D. Luster*  
(Witness)

*Rosa L. Miller* (L.S.)

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

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