

UNIVERSAL C.I.T. CREDIT COMPANY

BOOK 1128 PAGE 235

29626

Robert W. McLemore
116 Columbia Circle
Greenville, S. C.

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY
ADDRESS: 46 Liberty Lane
Greenville, S. C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6/9/69	2407.20	\$ 687.20	\$ -0-	\$ 1720.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	15th	7/15/69	\$ 40.22	\$ 40.12	6/15/74

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH 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 Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee 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 with the buildings and improvements thereon situate, lying and being in the city of Greenville, Butler Township, County of Greenville, state of South Carolina, being known and designated as lot No. 63 on plat of College Heights made by Dalton & Neves, Engineers, August 1946, recorded in the R.M.C. Office for Greenville County in plat book "p" page 75 and having according to a more recent survey made Jan. 1951, the following metes and bounds courses and distances to wit;

Beginning at an iron pin on the North side of Columbia Circle, the joint corner of lots No. 62 & 63 which pin is 375 feet west from the Northwest corner of the intersection of Columbia Circle and Griffin Drive and running thence with the joint line of said lots N. 35-10 W. 175 feet to an iron pin corner of lot No. 51; thence with the rear line of lots No. 51, S. 56-50 W. 75 feet to an iron pin ~~corner~~ corner of Lot No. 64 thence with the line of said Lot S. 33-10 E. 175 feet to an iron pin on the northside of Columbia Circle; thence with the north side of said Street N. 56-50 E. 75 feet to the beginning corner.

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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

John P. Griffin Jr.
(Witness)

John M. Bell
(Witness)

HIS
(X) MARK
Robert W. McLemore (L.S.)

(L.S.)