

RECORDING FEE

13043

REAL PROPERTY MORTGAGE

1143

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY			
Charles C. Boatwright, Jr. Cora M. Boatwright 14 Longmeadow Rd. Taylors, S. C.		ADDRESS 116 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11/26/69	7320.00	1845.93	200.00	5274.07
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	10th	1/10/70	122.00	122.00	12/10/74

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 at 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 lot of land in Greenville County, State of South Carolina, on the northern side of Longmeadow Road, near the Town of Taylors, being shown as Lot No. 58 on Plat of Brook Glenn Gardens recorded in Plat Book "JJJ", at page 85, in the R.M.C. Office for Greenville County and described as follows;

BEGINNINE at an iron pin on the northern side of Longmeadow Road at the corner of Lot No. 59 and running thence with the northern side of said Road S. 89-23 E. 110 feet to an iron pin at the corner of Lot No. 57; thence N. 1-05 E. 165.8 Ft. to an iron pin; thence N. 88-53 W. 110 feet to an iron pin at the corner of Lot No. 59; thence S. 1-05 W. 166.9 feet to the beginning corner.

As part of the consideration hereof the Grantee assumes and agreed to pay that certain mortgage to Carolina Federal Savings & Loan Association as recorded in Mortgage Book 111, at page 439, Greenville County Records.

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 G. Griffin
(Witness)
[Signature]
(Witness)

Charles C. Boatwright, Jr. (I.S.)
Charles C. Boatwright, Jr.
Cora M. Boatwright (I.S.)
Cora M. Boatwright