

RECORDING FEE PAID 1969

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REAL PROPERTY MORTGAGE

BOOK 1143 PAGE 485

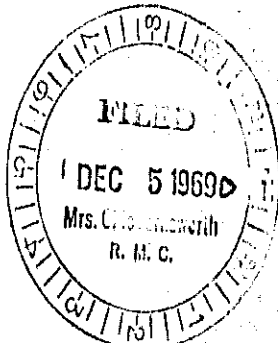
ORIGINAL

NAME AND ADDRESS OF MORTGAGEE Claudell Smith Alice Smith 211 Nottingham Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 22168	DATE OF LOAN 11/25/69	AMOUNT OF MORTGAGE 4440.00	FINANCE CHARGE 1110.00	INITIAL CHARGE 158.57	CASH ADVANCE 3171.43
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST INSTALLMENT DUE 1/1/70	AMOUNT OF FIRST INSTALLMENT 74.00	AMOUNT OF OTHER INSTALLMENTS 74.00	DATE FINAL INSTALLMENT DUE 12/1/71

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 piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 211, on plat of Sherwood Forest, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", at pages 2 and 3.



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

Bernard Peter Foster
(Witness)

Claudell Smith (L.S.)
Claudell Smith

J. A. Bell
(Witness)

Alice Smith (L.S.)
Alice Smith