

DEC 23 1969

REAL PROPERTY MORTGAGE

BOOK 1145 PAGE 31

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Viola B. Phillips 24 Broad Vista Blvd. Taylors, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.	
LOAN NUMBER 150		14395	
DATE OF LOAN 12-18-69	AMOUNT OF MORTGAGE \$ 2880.00	FINANCE CHARGE \$ 720.00	INITIAL CHARGE \$ 102.86
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST INSTALLMENT DUE 2-1-70	AMOUNT OF OTHER INSTALLMENTS \$ 00.00
		CASH ADVANCE \$2057.14	
		DATE FINAL INSTALLMENT DUE 1-1-75	

**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, S.

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 11h, on plat of Superhighway Home Sites, recorded in the R.H.C. Office for Greenville County, in Plat Book "P", at page 53, and having the following notes and bounds, to-wit:

Beginning at an iron pin on the east side of Broad Vista Boulevard, front corner of Lots Nos. 113 and 11h; thence with the line of said Lots n. 83-00 e. 192.5 feet to an iron pin; thence with 5 foot strip reserved for utilities n. 2-00 e. 83 feet to an iron pin; thence with the line of Lot no. 115 n. 83-00 w. 192.5 feet to an iron pin on said Boulevard; thence with said Boulevard s. 2-00 e. 80 feet to the beginning.

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.

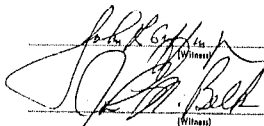
Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest of the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner 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 H. Griffith  
(Witness)

  
Viola B. Phillips (Mortgagor)

(Witness)

UNIVERSAL  
CIT  
LOANS

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