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FILED JUN 25 1970 GREENVILLE/00. S. C. REAL PROPERTY MORTGAGE

BOOK 1158 PAGE 641 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Maggie R. Edwards Rt. 1 Taylors, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN 6-23-70	AMOUNT OF MORTGAGE \$ 1584.00	FINANCE CHARGE \$ 264.00
NUMBER OF INSTALMENTS 36	DATE DUE EACH MONTH - 12	DATE FIRST INSTALMENT DUE 8-12-70	AMOUNT OF FIRST INSTALMENT \$ 44.00
			INITIAL CHARGE \$ 62.86
			AMOUNT OF OTHER INSTALMENTS \$ 44.00
			CASH ADVANCE \$ 1257.14
			DATE FINAL INSTALMENT DUE 7-12-73

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, situated on the north side of Camp Creek Road and the Lenoah School Drive, being Lots No. 1 and 2 of the Subdivision of the Lenoah School Tract According to survey and plat by Terry T. Dill, Registered C. E., dated July, 1958, and recorded in Plat Book "00", at page 152, R.M.C. Office for Greenville County.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 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

RO Rg
(Witness)

Maggie R Edwards
Maggie R. Edwards (L.S.)

John L. Guffey Jr
(Witness)

(L.S.)