

JUL 14 1970 RECORDING FEE

PAYD \$ 1.50



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BOOK 1160 PAGE 423 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) MARSAHLL O. MILLER RT # 3 TAYLORS, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER 22423	DATE OF LOAN 6-29-70	AMOUNT OF MORTGAGE \$ 7920.00	FINANCE CHARGE \$ 2001.48	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5322.52
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 30	DATE FIRST INSTALMENT DUE 7-30-70	AMOUNT OF FIRST INSTALMENT \$ 132.00	AMOUNT OF OTHER INSTALMENTS \$ 132.00	DATE FINAL INSTALMENT DUE 6-30-75

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 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

BEGINNING an an iron pin, c.m., joint corner of the Wynn lands and runs thence with the line of the said Wynn lands S. 73-31 E. 472.9 feet to an iron pin on said line and joint corner of Lots Nos. 1 and 6 as shown on the Miller Plat; thence with the common line of lots Nos. 1 and 6 s. 23-15 W. 295 feet to an old iron pin, corner; thence a new line N. 63-55 W. 263 feet to an iron pin, new corner, thence another new line n. 16-22 W. 325 feet to the beginning corner, containing two and thirty six one hundredth (2.36) acres, more or less.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, About one mile north from Chick Springs, being a parcel carved out of the north and of Lot No. 6 as shown on the Miller Plat; thence with the common line of Lots No. 1 and 6 S. as shown on the Miller Plat; thence with the common line of Lots No. 1 and 6 S. 23-15 W. 295 feet.

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

[Signature]
(Witness)

Marshall O. Miller (L.S.)
MARSHALL O. MILLER

Michael William
(Witness)