

FILED PROPERTY MORTGAGE
 JUL 31 1970
 BOOK 1162 PAGE 157 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) SAMUEL A. HEATON MODEAN W. HEATON		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER 22156	DATE OF LOAN 8-16-70	AMOUNT OF MORTGAGE \$ 6420.00	FINANCE CHARGE \$ 1612.59	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 1286.17
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 20	DATE FIRST INSTALMENT DUE 8-20-70	AMOUNT OF FIRST INSTALMENT \$ 107.00	AMOUNT OF OTHER INSTALMENTS \$ 107.00	DATE FINAL INSTALMENT DUE 7-20-75

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

ALL THAT LOT OF LAND WITH IMPROVEMENTS LYING ON THE SOUTHEASTERN SIDE OF DELTA DRIVE IN GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AS LOT NO. 4 ON A PLAT OF LONGFOREST ACRES, MADE BY JONES ENGINEERING SERVICE, DATED JUNE, 1965, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK JJJ, PAGE 79, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING: AT AN IRON PIN ON THE SOUTHEASTERN SIDE OF DELTA DRIVE AT THE COMMON FRONT CORNER OF LOTS 3 and 4 AND RUNNING THENCE S. 58-30 E. 100 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOTS 1 and 2, S. 12 E., 12 E. 138.4 FEET TO AN IRON PIN; THENCE S. 65-01 W., 70 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOT NO. 5, N. 38-27 W., 171 FEET TO AN IRON PIN ON DELTA DRIVE; THENCE ALONG THE SOUTHEASTERN SIDE OF DELTA DRIVE, N. 38 E. 37 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SIDE OF DELTA DRIVE, N. 31-30 E., 63 FEET TO AN IRON PIN, THE BEGINNING CORNER.

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)

Samuel A. Heaton (L.S.)

[Signature]
(Witness)

Modean Heaton (L.S.)

UNIVERSAL
CIT
LOANS
82-1024 A (4-70) - SOUTH CAROLINA

SATISFIED AND CANCELLED OF RECORD
28 DAY OF Oct. 1971
Ollie Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 3:24 O'CLOCK P.M. NO. 12163

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 3 PAGE 311