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REAL PROPERTY MORTGAGE

BOOK 1168, PAGE 533

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) W. A. TINSLEY, JR. 210 CHICK SPRINGS RD. GREENVILLE, S. C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.		
LOAN NUMBER 22452	DATE OF LOAN 9-21-70	AMOUNT OF MORTGAGE 8280.00	FINANCE CHARGE 2094.81	INITIAL CHARGE 200.00	CASH ADVANCE 5571.19
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 138.00	DATE FIRST INSTALLMENT DUE 11-5-70	AMOUNT OF FIRST INSTALLMENT 138.00	AMOUNT OF OTHER INSTALLMENTS 138.00	DATE FINAL INSTALLMENT DUE 10-5-75

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 IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEGINNING SITUATED ON THE SOUTHEASTERN SIDE OF CHICK SPRINGS ROAD, SHOWN AS LOT NO. 112, ON A PLAT OF PROPERTY OF VISTA HILLS, RECORDED IN PLAT BOOK "P", AT PAGE 149, IN THE RMC OFFICE FOR GREENVILLE, COUNTY.

FILED
GREENVILLE CO. S. C.
OCT 6 10 55 AM '70
OLLIE FARNSWORTH
R.M.C.

RECORDED FEE
150

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)
[Signature]
(Witness)

[Signature]
W. A. TINSLEY, JR. (L.S.)

(L.S.)