

DEC 21 1970

14545

RECORDING FEE REAL ESTATE MORTGAGE

BOOK 1176 PAGE 207 ORIGINAL



NAME AND ADDRESS OF MORTGAGOR DAVID A. WALDEN # 5 CLEMSON AVE. GREENVILLE, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER 22623	DATE OF LOAN 11-30-70	AMOUNT OF MORTGAGE \$ 6540.00	FINANCE CHARGE \$ 1766.27	INITIAL CHARGE \$ 95.47	CASH ADVANCE \$ 4446.73
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 14th	DATE FIRST INSTALLMENT DUE 1-14-71	AMOUNT OF FIRST INSTALLMENT \$ 109.00	AMOUNT OF OTHER INSTALLMENTS \$ 109.00	DATE FINAL INSTALLMENT DUE 12-14-75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Clemson Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 30 and the adjoining 30 feet of Lot No. 31 of a subdivision of the property of Greenville Land Co., as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR at page 89, and having accorded to said plat the following metes and bounds:

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Steve Shaver
(Witness)

David A. Walden (L.S.)

Michael William
(Witness)

Donna K. Walden (L.S.)