

RECORDING FEE 21519 MAR 16 1971 ORIGINAL
 1.50 GREENVILLE S.C. BOOK 1183 PAGE 627

NAME AND ADDRESS OF MORTGAGOR(S) Leroy Elrod Ruth M. Elrod Rt. 8, Scott Drive Greenville, S. C.		DATE MAR 16 3 50 PM '71		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	3/12/71	\$ 3420.00	\$ 855.00	\$ 122.14	\$ 2442.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15th	4/15/71	\$ 57.00	\$ 57.00	3/15/76

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 relgases 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the southern side of a county road leading from the Stanton Bridge Road in Gantt Township, shown as lot 4 on a plat of the property of Inez dated March 1953, prepared by C. O. Riddle, and being a portion of tract No. 2 on a plat of the Emory Scott Estate recorded in Plat Book SS, Page 26, and according to the first mentioned plat being more particularly described as follows:

Beginning at an iron pin on the southern side of the county road above referred to at front corner of Lot No. 3 which pin is 212 feet east of the intersection of said road with Stanton Bridge Road and running thence with the southern side of said road s. 71-15 e. 70 feet to an iron pin; thence S. 18-45 W. 209.7 feet to an iron pin on the line of property now or formerly of Tom Huff; thence with the line of said property N. 65-20 W. 70.3 feet to an iron pin at the rear corner of Lot 3; thence with the line of said lot N. 18-45 E. 202.3 feet to the beginning corner. Being a portion of the property conveyed to the grantor by deed recorded in Deed Book 206, Page 314.

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

F. W. ...
 (Witness)

Leroy Elrod
 Leroy Elrod (L.S.)

John R. ...
 (Witness)

Ruth M. Elrod
 Ruth M. Elrod (L.S.)