

RECORDING FEE

REAL ESTATE MORTGAGE 23590

APR 9 1971

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Jereldean Pinson Mary D. Corner 92 Spring St., Mills Mill Greenville, S. C.		UNIVERSAL C.I.T. CREDIT COMPANY BOOK 1186 PAGE 231 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4/6/71	\$ 2880.00	\$ 720.00	\$ 102.86	\$ 2057.14
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	12th	5/20/71	\$ 48.00	\$ 48.00	4/20/76

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 of 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 lot, parcel or piece of land with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot 155 on plat of subdivision of Mills Mill and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GG", at pages 60 and 61, and a recent survey entitled Property of Mary Dean Pinson Corner and Jereldean T. Pinson dated December 8, 1970, and prepared by Carolina Surveying Company. According to said plat this lot fronts 92 feet on the westerly side of Spring Street with a depth of 149.5 feet on one side and a depth of 79 feet and 121 feet on the other side.

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. Walter Bank
 (Witness)

Jereldean Pinson
 Jereldean Pinson (L.S.)

J. R. Buffin Jr
 (Witness)

Mary D. Corner
 Mary D. Corner (L.S.)