RECORDING FEE 1.50 MAR 27 1970 21117

FILED MAR 27 1970

REAL PROPERTY MORTGAGE

BOOK 1151 PAGE 225

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS:		
Jimmy L. Curry Carolyn Curry 115 Givens St. Fountain Inn, S. C.			46 Liberty Lane Greenville, S. C.		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
22392	3/19/70	$ 2448.00	$ 417.95	$ 39.80	$ 1942.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	3rd	5/3/70	$ 68.00	$ 68.00	4/3/73

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, in the Town of Fountain Inn, being known as Lot No. 10 on a plat of the property of Blake B. Garrett, recorded in the R.M.C. Office for Greenville County in Plat Book "Z", at page 140, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Givens Street, joint corner of Lot No. 11 and running thence along the line of Lot 11 S. 25-23 W. 162.5 feet to an iron pin at the rear corner of Lots 10 and 11; thence N. 63-44 W. along Kayser Mills line 75.3 feet to an iron pin, joint corner of Lots 9 and 10; thence along the line of Lot 9 N. 25-23 E. 162.5 feet to an iron pin on Givens Street; thence along Givens Street S. 63-37 E. 75.03 feet to the point of beginning.

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

R D Ray (Witness)

Walt Banks (Witness)

Jimmy L Curry (L.S.)
Jimmy L. Curry

Carolyn Curry (L.S.)
Carolyn Curry

UNIVERSAL CIT 82-1024 (6-67) - SOUTH CAROLINA