

1935 No. 167

LOAN NUMBER	DATE OF ISSUE	AMOUNT OF ADVANCE	TERMINAL DATE	INITIAL GUARD	CASH ADVANCE
	7/26/35	2000	11/15/35	123000	12327107
NUMBER OF INSTALLMENTS	DATE FIRST PAYMENT DUE	DATE NEXT PAYMENT DUE	AMOUNT OF FIRST PAYMENT	AMOUNT OF MONTHLY PAYMENT	DATE FINAL PAYMENT DUE
001	8/30/35	7/26/36	122.00	22.00	10/5/37

**THIS MORTGAGE SECURES FUTURE ADVANCE - MAXIMUM OUTSTANDING \$10,000.00**

THIS INSTRUMENT WITNESSETH that Mortgagee and Mortgagor have entered into a loan agreement of a certain sum of money from Mortgagee to Universal C.I.T. Credit Company hereinafter designated as the lender subject to Mortgagee's full and entire satisfaction of Mortgagee and all terms contained herein. Mortgagee has advanced the Maximum Outstanding of any sum of money due to said mortgagor hereinafter defined herein, to wit: Greenville South Carolina, County of Greenville and Highland Township, on the Northwest side of a surface treated road, containing 1.22 Acres, more or less, and having the following courses and distanced to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and Highland Township, on the Northwest side of a surface treated road, containing 1.22 Acres, more or less, and having the following courses and distanced to-wit:

Beginning at an iron pin located at the north intersection of a dirt road with said surface treated road, and running hence with the Northwest side of said surface treated road N. 30-45 E. 260 feet to an iron pin, hence N. 46-10 W. 210 feet to an iron pin, hence S 30-45 W. 260 feet to an iron pin on the Northwest side of said dirt road, hence with the Northeast side of said dirt road S. 46-10 E. 210 feet to the beginning point.

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 sell 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

*J. P. ...*  
*Berna ...*

*Luther Ray Pondergrass*  
Luther Ray Pondergrass  
*Mabel Pondergrass*  
Mabel Pondergrass