

MAR 12 1970

RECORDING FEE PAID \$ 1.50

REAL PROPERTY MORTGAGE BOOK 1150 PAGE 95

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) 19835 Mary Perkins 115 Glen Rd. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.				
LOAN NUMBER 22364		DATE OF LOAN 3/6/70	AMOUNT OF MORTGAGE \$ 4560.00	FINANCE CHARGE \$ 1140.00	INITIAL CHARGE \$ 162.86	CASH ADVANCE \$ 3257.14
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 16th	DATE FIRST INSTALLMENT DUE 4/16/70	AMOUNT OF FIRST INSTALLMENT \$ 76.00	AMOUNT OF OTHER INSTALLMENTS \$ 76.00	DATE FINAL INSTALLMENT DUE 3/16/75	

**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 County of Greenville, State of South Carolina, and being better known and designated as Lot. No. 42 in Section C., of the property known as "Glenn Farms", plat of which was made by H. H. Brockman and is recorded in Plat Book "M", at page 75, of the R. M. C. Office for Greenville County with reference made thereto for a complete description. This lot fronts 101.4 feet on Glenn Road, less the eastern portion of this lot conveyed to Jeane Threatt in Deed Book 493, at page 121.

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)

+ *Mary Perkins*  
Mary Perkins (M.S.)

*John R. [Signature]*  
(Witness)

(M.S.)