

RECORDING FEE PAID

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REAL PROPERTY MORTGAGE

BOOK 1150 PAGE 409 ORIGINAL

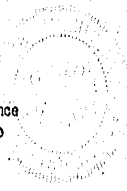
NAME AND ADDRESS OF MORTGAGOR(S) Ruth K. Berkowitz 20 Oakview Dr. Greenville, S. C.		FILED GREENVILLE CO. S. C. MAR 18 4 42 PM '70		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.	
OLLIE FARNSWORTH P.M.C.					
LOAN NUMBER 22270	DATE OF LOAN 3-12-70	AMOUNT OF MORTGAGE 6000.00	FINANCE CHARGE 1503.70	INITIAL CHARGE 200.00	CASH ADVANCE 3996.30
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALLMENT DUE 4-15-70	AMOUNT OF FIRST INSTALLMENT 100.00	AMOUNT OF OTHER INSTALLMENTS 100.00	DATE FINAL INSTALLMENT DUE 3-15-75

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,

Ruth K. Berkowitz:

BEGINNING at an iron pin on the Westerly side of Oakview Drive, which iron pin is 445.3 feet in a Westerly direction from the Southwest intersection of Augusta Drive East and Oakview Drive, and running thence N. 47-33 W. 178 feet to an iron pin; thence S. 21-23 W. 161.5 feet to an iron pin; thence S. 68-37 E. 156.2 feet to an iron pin on the Westerly side of Oakview Drive; thence along the Westerly side of Oakview Drive N. 18-17 E. 57.3 feet to an iron pin; thence continuing along the Westerly side of Oakview Drive N. 38-30 E. 42.2 feet to an iron pin, 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 Mortgagor'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

O. Bullin
[Witness]

Ruth K. Berkowitz (S.)
RUTH K. BERKOWITZ

Sandy E. Taylor
[Witness]