

RECORDING FEE PAID \$ 28428 FILED JUN 25 1970 GREENVILLE 100 S.E. PROPERTY MORTGAGE BOOK 1158 PAGE 637 - ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Raymond E. Batson Martha C. Batson Route # 1 Harris St. Greenville, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-22-70	\$ 5220.00	\$ 1305.00	\$ 186.43	\$ 3728.57
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	12th	8-12-70	\$ 87.00	\$ 87.00	7-12-75

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 in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 3 on a plat of the property of G.W. Freeman, prepared by W. J. Riddle in July, 1948, and recorded in Plat Book "U", at pg. 1947, and having, according to said plat, the following metes and bounds, to-wit: Beginning at a point on the southwestern corner of Lot No. 1 and running thence along the line of property now or formerly McNabb s. 69-20 w. 184.5 feet to a cedar; thence (still along McNabb) s. 33 w. 559.8 feet to an iron pin; thence (still with McNabb) s. 19 w. 360 feet to an iron pin and continuing along this course 16 feet to a point in a branch; thence up the branch as the line (the traverse of which is s. 87-10 e.) 19.5 feet to a point at the corner of Lot No. 2; thence along the line of that lot n 39 e. 992 feet to a point in the line of Lot N. 1; thence along the line of that lot n. 24-30 w. 119.5 feet to the beginning corner, and containing 3.14 acres, more or less.

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

John R. Griffin Jr.

Red Ray

(Witness)

Raymond E. Batson

Raymond E. Batson (I.S.)
Martha C. Batson

Martha C. Batson (I.S.)