

RECORDED

JUL 1 1970

REAL PROPERTY MORTGAGE

BOOK 1159 PAGE 391

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) PEGGY J. BLACK BOX 313 GREER, S.C. 29651		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S.C. 29602	
LOAN NUMBER 22410	DATE OF LOAN 6-17-70	AMOUNT OF MORTGAGE \$ 3180.00	FINANCE CHARGE \$ 795.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 17	DATE FIRST INSTALMENT DUE 7-17-70	AMOUNT OF FIRST INSTALMENT \$ 53.00
			INITIAL CHARGE \$ 115.57
			AMOUNT OF OTHER INSTALMENTS \$ 53.00
			CASH ADVANCE \$ 2112.43
			DATE FINAL INSTALMENT DUE 6-17-75

**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 Beech Springs Township, Spartanburg County, South Carolina School District no. 9-H, near the city of Greer, between State Highway No. 101 and Harvey Road, being known and designated as Lot no. 4 on plat made for Miles Deshields by H. S. Brockman, Surveyor, dated October 4, 1954, and recorded in Plat Book 31, at page 381, R.M.C. Office for Spartanburg County, to which plat reference is hereby made for a more complete description as to metes and bounds;

ALSO: All that piece, parcel or lot of land in Beech Springs Township, County of Spartanburg, State of South Carolina, as shown by plat made for Miles DeShields by H. S. Brockman, Surveyor, dated October 4, 1954, and recorded in Plat Book 31, and being shown as Lot no. 5 thereon, to which plat reference is hereby made for a more complete description.

NOTE: John C. Black to Peggy C. Black by deed dated 3/2/68, recorded in Deed Book 34-N, page 253, November 29, 1968.

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

Michael Hillman  
(Witness)

Peggy J. Black (I.S.)

Steve [Signature]  
(Witness)