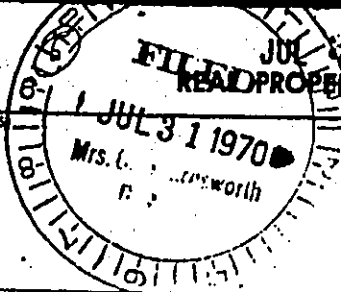


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 2562
 BOOK 1162 PAGE 153 ORIGINAL

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|---|--------------------------|--|--|--|-------------------------------------|
| NAME AND ADDRESS OF MORTGAGORIS GARY T. JOHNSON ANN M. JOHNSON 127 COLVIN RD. GREENVILLE, S. C. | | MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C. | | | |
| LOAN NUMBER 22462 | DATE OF LOAN 7-21-70 | AMOUNT OF MORTGAGE \$ 4860.00 | FINANCE CHARGE \$ 1215.00 | INITIAL CHARGE \$ 173.57 | CASH ADVANCE \$ 3228.43 |
| NUMBER OF INSTALMENTS 60 | DATE DUE EACH MONTH 5 | DATE FIRST INSTALMENT DUE 9-5-70 | AMOUNT OF FIRST INSTALMENT \$ 81.00 | AMOUNT OF OTHER INSTALMENTS \$81.00 | DATE FINAL INSTALMENT DUE 8-5-75 |

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 GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, IN BUTLER TOWNSHIP, ON THE NORTHERN SIDE OF COLVIN ROAD, BEING SHOWN AS LOT 49 ON PLAT OF HERITAGE HILLS RECORDED IN PLAT BOOK YY AT PAGE 187, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF COLVIN ROAD AT THE JOINT FRONT CORNER OF LOTS 49 AND 50, AND RUNNING THENCE WITH LINE OF LOT 50, AND WITH THE CENTER OF A DRAINAGE EASEMENT, S. 3 W. 137.1 FEET TO AN IRON PIN: THENCE N. 85-35 E. 127.6 FEET TO AN IRON PIN ON REAR CORNER OF LOT 48; THENCE WITH LINE OF LOT 48, S. 9W 162 FEET TO AN IRON PIN ON COLVIN ROAD: THENCE WITH THE NORTHERN SIDE OF COLVIN ROAD, N. 83-01 W 110 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED BOOK 844 AT PAGE 60.

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

[Signature]
 (Witness)

Steve Church
 (Witness)

Carey T. Johnson (L.S.)
 CAREY T. JOHNSON

Ann M. Johnson (L.S.)
 ANN M. JOHNSON