

RECORDING FEE PAID \$ 1.50 FILED AUG 6 1970 3051 GREENVILLE COUNTY MORTGAGE BOOK 1162 PAGE 509 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Carl C. Davis Betty Davis Rt. 1, Box 434 Simpsonville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 197-22667	DATE OF LOAN 7/29/70	AMOUNT OF MORTGAGE \$ 3420.00	FINANCE CHARGE \$ 855.00	INITIAL CHARGE \$ 122.14	CASH ADVANCE \$ 2442.86
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST INSTALMENT DUE 9/1/70	AMOUNT OF FIRST INSTALMENT \$ 57.00	AMOUNT OF OTHER INSTALMENTS \$ 57.00	DATE FINAL INSTALMENT DUE 8/1/75

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 certain piece, parcel or tract of land lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Tract No. 20 on a plat of property of Marsmen, Inc., made by Dalton and Neves, August 1946, recorded in the R.M.C. Office for Greenville County in Plat Book 'S', page 75, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin in the center of Old State Highway No. 14 and in the center of County Road, and running thence with center of County Road, N. 45-57 E.-691.9 feet to an iron pin; thence N. 44-31 W. 250 feet to an iron pin, joint corner of Tracts No. 19 and 20; thence with line of Tract No. 19 S. 48-01 W. 670.1 feet to an iron pin in center of Old State Highway No. 14; thence with said Highway S. 39-48 E. 275 feet to an iron pin, the beginning corner.

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)
[Signature] (Witness)

+ *Carl C. Davis* (L.S.)
Carl C. Davis

+ *Betty Davis* (L.S.)
Betty Davis