

RECORDING GREENVILLE S.C.
PAID \$ 1.50
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REAL PROPERTY MORTGAGE BOOK 1163 PAGE 27 ORIGINAL

NAME AND ADDRESS OF BORROWER VIRGIL J. WERTS, SR. HELEN WERTS 2 COLLINSON ROAD GREENVILLE, S. C. 29605		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 1	DATE OF LOAN 8-5-70	AMOUNT OF MORTGAGE \$ 4440.00	FINANCE CHARGE \$ 1134.31	INITIAL CHARGE \$ 64.82	CASH ADVANCE \$ 3240.87
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 13th	DATE FIRST INSTALMENT DUE 9-13-70	AMOUNT OF FIRST INSTALMENT \$ 74.00	AMOUNT OF OTHER INSTALMENTS \$ 74.00	DATE FINAL INSTALMENT DUE 8-13-75

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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot N. 1 on a plat of Sylvan Hills Subdivision recorded in Plat Book 'S', at page 103, of the P.M.C. Office for Greenville County, S. C., said lot having a frontage of 80 feet on the northeast side of Collinson Road, a depth of 133.5 feet on the northwest side, a depth of 120 feet on the southeast side and a rear width of 66 feet.

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

B. R. R.
(Witness)

Annette E. Scott
(Witness)

Virgil J. Werts, Sr. (L.S.)
VIRGIL J. WERTS, SR.

Helen Werts (L.S.)
HELEN WERTS