REAL PROPERTY MORTGAGE BOOK 1067 PAGE 22 **ORIGINAL** UNIVERSAL C.I.T. CREDIT COMPANY MORTGAGEE. James Warren & Mary B. Dalton 311 Leyswood Dr. 10 W. Stone Ave. Greenville, S.C. Greenville, S.C. LOAN MIMBER DATE OF LOAN AMOUNT OF MORTGAGE FINANCE CHARGE INITIAL CHARGE 20829 8-1-67 DATE DUE EACH MONTH 588.00 2800.00 <u>3528.00</u> 140.00 OF INSTALMENTS AMOUNT OF FIRS
INSTALMENT
\$ 98-00 AMOUNT OF OTHER INSTALMENTS
\$ 98.00 BATE FINAL INSTALMENT DUE 15th <u> 36</u>

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

Beginning at an iron pin on the northern side of Leyswood Dr. at the corner of 10t 143 and running thence with the northern side of said drive, S. 61-24 W. 36.1 ft. and S. 74-33 W. 88.2 ft. to iron pin at the corner of Lot 145 thence with the line of said lot N. 81-15 E. 80ft. to iron pin at corner of Lot 143, thence with the line of said lot S. 32-02 E. 158.3ft. to the beginning corner, being the same conveyed to us by Knight Const. co. Inc. be deed of 1 date to be recorded herewith.



Mortgagor agrees to pay c. raxes, 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 Mortgager 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

CT 82-1024 (6-67) - SOUTH CAROLINA