

150-1601
JUL 22 1969



NAME AND ADDRESS OF MORTGAGOR(S) Doug and Patricia Neal R. 4, East Lee Road Greenville, S.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY Mrs. C.M. Linsworth R. M. C.		ADDRESS: 10 West Stone Ave. Greenville, S.C.	
LOAN NUMBER 21950	DATE OF LOAN 7-21-69	AMOUNT OF MORTGAGE \$ 3888.00	FINANCE CHARGE \$ 648.00	INITIAL CHARGE \$ 154.29	CASH ADVANCE \$ 3085.71
NUMBER OF INSTALLMENTS 36	DATE DUE EACH MONTH 21	DATE FIRST INSTALLMENT DUE 8-21-69	AMOUNT OF FIRST INSTALLMENT \$ 108.00	AMOUNT OF OTHER INSTALLMENTS \$ 100.00	DATE FINAL INSTALLMENT DUE 7-21-72

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.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 lot of land with the buildings and improvements thereon situate, lying and being on the southern side of E. Lee Road, being known and designated as lot #45 of a subdivision known as Colonial Hills, according to a plat prepared by Piedmont Engineers & Architects, dated April, 24, 1964, and recorded in the RMC Office for Greenville County in Plat Book FFF, at page 102, and having, according to said plat, the following notes and bounds, to wit: Beginning at an iron pin on the southern side of E. Lee Road, joint front corner of Lots #45 and #46, and running thence along the joint line of these lots, S. 9-00 E. 150.0 feet to an iron pin; thence S. 81-00 W. 80.0 feet to an iron pin; thence N. 87-46 W. 123.7 feet to an iron pin on the eastern side of Creighton Street; thence along the eastern side of Creighton Street N. 9-45 E. 120.0 feet to an iron pin at an intersection which intersection is curved, the chord of which is N. 47-29 E. 39.6 feet to an iron pin on the southern side of E. Lee Road; thence along the southern side of E. Lee Road N. 85-12 E. 130.0 feet to an iron pin, point of beginning.

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 Mortgagor'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 this day and year first above written.

Signed, Sealed, and Delivered
in the presence of
[Signature]
(Witness)
[Signature]
(Witness)
[Signature]
(Witness)

[Signature] (U.S.)
Doug Neal
[Signature] (U.S.)
Patricia Neal