

RECORDING FEE \$1.50 X 21519 MAR 10 1971 MAR 16 1971 ORIGINAL  
 PROPERTY MORTGAGE 7183 PAGE 625

NAME AND ADDRESS OF MORTGAGOR Clara Helen Perry Rt. 4, Suber Rd. Greer, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
DATE OF LOAN 3/11/71		AMOUNT OF MORTGAGE \$ 3720.00	
FINANCE CHARGE \$ 930.00		INITIAL CHARGE \$ 132.86	
CASH ADVANCE \$ 2657.14		DATE FINAL INSTALMENT DUE 3/11/76	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 11th	DATE FIRST INSTALMENT DUE 4/11/71	AMOUNT OF FIRST INSTALMENT \$ 62.00

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00**

NOW, KNOW ALL MEN, 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 Total of Payments 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, sell, and releases to Mortgagee, its successors and assigns, the following described real estate

together with all improvements thereon situated in South Carolina, County of Greenville  
 All that certain parcel or lot of land situated on the Suber Mill Road about 2.5 miles westward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, having the following courses and distances:  
 BEGINNING at an iron pin in the center of Suber Mill Road, and running thence along same, S. 10-33 E. 107 feet to iron pin on bank of said road; thence S. 10-33 E. 27.2 feet to an iron pin on bank of road; thence N. 88-50 E. 87.7 feet to an iron pin; thence S. 75-40 E. 196.4 feet to an iron pin; thence N. 29-40 E. 155 feet to an iron pin; thence N. 83-20 W. 398.5 feet to the beginning corner, containing one acre, more or less, and being the same property conveyed to the mortgagor by Larry Lee Cooper, Jr. and Margie W. Cooper by deed recorded in the R.M.C. Office for Greenville County.  
 ALSO: All that other certain parcel or lot of land situated near Fairview Baptist Church, Chick Springs Township, Greenville County, State of South Carolina, being the greater portion of Lot No. 11 of the R. B. Vaughn Estate, Plat No. 4, recorded in Plat Book 11, page 33, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at an iron pin, rear corner of lot above described, and running thence along the line of same, S. 26-36 W. 155 feet to an iron pin; thence S. 15-28 E. 112.7 feet to an iron pin, corner of Lot No. 13; thence N. 80-00 E. 313 feet to an iron pin, rear corner of Lot No. 5; thence N. 10-00 W. 90 feet to an iron pin, Corner of Lot No. 4; thence S. 80-00 W. approximately 32 feet to the branch; thence down the branch as the line, N. 17-21 W. approximately 159.1 feet to the corner of Elmore property; thence S. 76-48 W. 173 feet to the beginning corner.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*T. M. ...*  
 (Witness)  
*J. W. Chapman*  
 (Witness)

*Clara Helen Perry* (L.S.)  
 Clara Helen Perry  
 (L.S.)