

APR 28 1970 FILED GREENVILLE CO. S.C. REAL PROPERTY MORTGAGE EDGE 1153 PAGE 533 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) RALPH MARTIN HOOPER 1205 EDWARDS ROAD TAYLORS, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVS. VCL 65 PAGE 88 GREENVILLE, S.C.	
NAME AND ADDRESS OF MORTGAGOR(S) OLLIE FARNSWORTH R.M.C.			
LOAN NUMBER 22326	DATE OF LOAN 4-17-70	AMOUNT OF MORTGAGE \$ 5530.00	FINANCE CHARGE \$1395.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 17	DATE FIRST INSTALLMENT DUE 5-17-70	INITIAL CHARGE \$ 100.29
			AMOUNT OF OTHER INSTALLMENTS \$ 93.00
			CASH ADVANCE \$ 3706.71
			DATE FINAL INSTALLMENT DUE 4-17-75

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 of 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 northwestern side of Edwards Road, joint front corner of Lots Nos. 2 and 3 and running thence N. 57-48 W. 162.4 feet to an iron pin; thence with the rear line of Lots Nos. 1 and 2 N. 25-23 E. 70.9 feet to an iron pin on the southern side of Picadilly Drive; thence with the southern side of Picadilly Drive the following courses and distances: S. 86-00 E. 49 feet; S. 67-23 E. 48.5 feet; S. 57-48 E. 65 feet to a point on the southwestern corner of the intersection of Picadilly Drive and Edwards Road; thence with the curve of said intersection, the chord being S. 12-48 E. 21.2 feet, to an iron pin on the northwestern side of Edwards Road; thence with said Road S. 32-12 W. 85 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor herein by deed dated December 1967 and recorded herewith.

This conveyance is made subject to restrictions, easements and rights of way as shown on record in the R. H. C. Office for Greenville County.

DONNIE S. TANKERSLEY  
December 1967  
FILED  
MAR 18 1970  
AM 11:23, 4, 5, 6  
PM

TO HAVE AND TO HOLD all and singular the premises hereinafter described unto the Mortgagee, his successors and assigns.

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. Mortgagee's favor, and in the event Mortgagee may effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee is required to discharge any tax, assessment, obligation or insurance premium shall be a charge against Mortgagee with interest at the legal 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 law 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

Michael Gilliam (Witness)  
Steve Amel (Witness)

Ralph M. Hooper (Mortgagor)  
Iris N. Hooper (Mortgagor)

UNIVERSAL C.I.T. 82-1024 (4-67) - SOUTH CAROLINA

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