

RECORDING FEE
PAID \$ 1.50

FILED 22-132 XX
GREENVILLE CO. REAL PROPERTY MORTGAGE BOOK 1152 PAGE 371 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) JAMES R. WATSON SARAH R. WATSON 11 EMERY STREET TAYLORS, S. C.		MORTGAGEE: UNIVERSAL C.L.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.		APR 14 4 51 PM '70 VOL 68 PAGE 653	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
22307	4-8-70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	8	5-8-70	\$ 124.00	\$ 124.00	4-3-75

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

THIS INSTRUMENT WITNESSETH that Mortgagor (all, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal C.L.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, S. C.

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, LYING ON THE NORTHERN SIDE OF EMERY STREET, BEING KNOWN AND DESIGNATED AS LOT NO. 38 OF A SUBDIVISION KNOWN AS COLONIAL HILLS, SECTION II, ACCORDING TO A PLAT PREPARED BY PIEDMONT ENGINEERING & ARCHITECTS, DATED APRIL 24, 1964, AND RECORDED IN THE R. H. C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK "RR", AT PAGE 185.

BROWN, BYRD & MASSEY
SEP 18 1970
9 V. Paid & Pled
Settled by August, 1970
1874 Day of August, 1970
Witness P.J. Statz
Witness John W. Coon
By: [Signature] Mgr. C.L.T. FINANCIAL SERVICES
9442

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
Michael J. Sullivan
Steve Church
James R. Watson
Sarah R. Watson

UNIVERSAL C.L.T. LOANS 82-1024 (6-67) - SOUTH CAROLINA

(Continued on next page)

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