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BOOK 1130 PAGE 43 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) 31140 Robert J. Murphy Jessie Kate Murphy 202 Long Hill Street Greenville, South Carolina		MORTGAGEE: UNIVERSAL C.I. CREDIT COMPANY ADDRESS: 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-25-69	\$ 3325.20	\$ 949.20	\$ None	\$ 2376.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	9th	8-9-69	\$ 55.42	\$ 55.42	7-9-74

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. 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 lot of land with improvements lying on the southern side of Long Hill Street in the City of Greenville, Greenville County, State of South Carolina, being shown and designated as Lot No. 76 on a map of Augusta Road Hills, Property of Sarah R. Bock, made by Dalton & Neves, Engineers, dated December 1940, and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book M, page 33.

The above property faces on the southern side of Long Hill Street a distance of 60 feet and runs back in parallel lines for a depth of 160 feet, and is the same conveyed to the grantor herein by deed of Earle C. Proffitt dated July 2, 1965 and recorded in the R.M.C. Office for said County and State in Deed Book 777, page 118.

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

John R. Griffin (Witness)
John M. Bell (Witness)

Robert J. Murphy (I.S.)
Robert J. Murphy
Jessie Kate Murphy (I.S.)
Jessie Kate Murphy