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REAL PROPERTY MORTGAGE

BOOK 1130 PAGE 541 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: Ed Roberts Nellie Roberts 34 1/2 Ave, Poe Mill Greenville, S. C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave, Greenville, S. C.			
LOAN NUMBER 21933	DATE OF LOAN 6-30-69	AMOUNT OF MORTGAGE \$ 30,391.00	FINANCE CHARGE \$ 979.80	INITIAL CHARGE \$ 140.00	CASH ADVANCE \$ 2800.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 1	DATE FIRST INSTALLMENT DUE 8-1-69	AMOUNT OF FIRST INSTALLMENT \$ 65.33	AMOUNT OF OTHER INSTALLMENTS \$ 65.33	DATE FINAL INSTALLMENT DUE 7-1-71

**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 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

All that piece, parcel or lot of land with the improvements thereon, situate lying and being near the city of Greenville, County of Greenville, State of South Carolina, and being more particularly described as Lot 118, Section I, as shown on a plat entitled "Subdivision for Village Houses, F. W. Poe Mfg. Co. Greenville, S. C. made by Dalton & Neves, July 1950 and recorded in the RMC Office for Greenville County in PlatBook "Y" at pages 26-31, inclusive. According to said plat the within described lot is also known as No. 34, Fourth Avenue and fronts thereon 75 feet.

This conveyance is made subject to the recorded restrictions in the RMC Office for Greenville County in Deed Book 420, at page 160.

This is the same lot conveyed to grantor by L. E. Smith by deed recorded October 27, 1952 in deed vol. 465 page 436 of the RMC Office for Greenville County, S. C.

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 the day and year first above written.

Signed, Sealed, and Delivered  
In the presence of  
  
(Witness)  
  
(Witness)

 (I.S.)  
Ed Roberts  
 (I.S.)  
Nellie Roberts