

26059
BOOK 1156 PAGE 305 ORIGINAL

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|---|---------------------|---|----------------------------|-----------------------------|---------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S) Jo Ann V. Powell 104 Durham St. Greenville, S. C. | | MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C. | | | |
| LOAN NUMBER | DATE OF LOAN | AMOUNT OF MORTGAGE | FINANCE CHARGE | INITIAL CHARGE | CASH ADVANCE |
| | 5/22/70 | \$ 7440.00 | \$ 1877.04 | \$ 200.00 | \$ 5362.96 |
| NUMBER OF INSTALMENTS | DATE DUE EACH MONTH | DATE FIRST INSTALMENT DUE | AMOUNT OF FIRST INSTALMENT | AMOUNT OF OTHER INSTALMENTS | DATE FINAL INSTALMENT DUE |
| 60 | 1st | 7/1/70 | \$ 124.00 | \$ 124.00 | 6/1/75 |

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 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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina situate on the southeastern side of Durham Street, being shown as Lot No. 12 on a plat of property of Central Realty Co., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book B, Page 199, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the southeastern side of Durham Street at a point 70 feet from the intersection of Durham Street and Merritt Street at corner of Lot 11 and running thence with the line of Lot 11, S. 22-0 E., 150 feet to a point; thence running N. 69-30 E., 60 feet to the rear corner of Lot No. 14; thence running with the line of lot No. 14, N. 22-0 W., 150 feet to a point on Durham St.; thence running along the southeastern side of Durham St., S. 69-30 W. 60 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being south and to the rear of the Lot above described and more fully described as follows:

BEGINNING at an iron pin at the corner of H. L. Bryant Lot and in rear line of Lot No. 12 and running thence in a southerly direction, 38 1/2 feet to a pin; thence running in a southwesterly direction, 122 feet to Merritt St., thence running along Merritt Street N. 18-03 W., 20 feet 8 inches to the rear corner of Lot No. 11;

thence running with the rear line of Lot No. 11 and 12, N. 69-30 E., 124 feet to the point of beginning.

The above described property was purchased by way of contract from the seller as noted in the R.M.C. Office for Greenville County in Deed Book 654, Page 15, Subsequent to the execution of the Contract to purchase, the said Otis L. Powell died testate devising all of his realty and personal property to his wife, the grantee herein, as is shown by the Probate Court files for Greenville County, South Carolina in Apartment 1114, File 2.

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

B. O. Reynolds
(Witness)

Jo Ann V. Powell (S.S.)

John H. Cuffman Jr.
(Witness)

_____ (L.S.)