

SEP 28 1971

9098

REAL PROPERTY MORTGAGE

1228 PAGE 65 RECORDING FEE PAID \$ 150

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William R. Kohrdt Mary I. Kohrdt Rt. 1, Box 147-B Fountain Inn, S. C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/24/71	\$ 7320.00	\$ 1870.07	\$ 106.86	\$ 5343.07
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	11/1/71	\$ 122.00	\$ 122.00	10/1/76

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

NOW, KNOW, ALL MEN, 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 Total of Payments 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, its successors and assigns, the following described real estate

together with all improvements thereon situated in South Carolina, County of Greenville
~~WHEREFORE~~ All that piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Greenville, and having the following metes and bounds, to-wit:
Beginning at an iron pin on the south side of Dunklin Bridge Road S. 37-37 E. 114 feet to an iron pin; thence S. 50-03 W. 218.8 feet to an iron pin; thence S. 9-54 W. 269.3 feet to an iron pin; thence S. 57-46 E. 119.1 feet to an iron pin; thence S. 33-01 W. 504.5 feet to an iron pin; thence S. 04-31 W. 433 feet to an iron pin; thence S. 26-38 W. 653.6 feet to an iron pin; thence along Horse Creek S. 65-50 W. 185.7 feet; thence along said Creek 81-53 W. 147.3 feet; thence along said Creek N. 52-49 W. 83.9 feet to an iron pin; thence N. 26-42 E. 1,594.9 feet to an iron pin in pine stump; thence N. 3-34 E. 422.1 feet to an iron pin; thence N. 53-38 E. 351.6 feet to the beginning corner, being 12.12 acres, more or less, and having been surveyed by C. R. Riddle, R.S., June 1969, said plat not being recorded. This deed is made subject to any restrictions and easements that may appear of record, on the recorded plat, or on the premises.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate

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

James W. Chapman (Witness)
James J. Moore (Witness)

William R. Kohrdt (L.S.)
Mary I. Kohrdt (L.S.)