

REAL ESTATE MORTGAGE 24867

MAR 17 1972

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR A. O. BOLDING AND LOLA C. BOLDING 610 PETTIGRU STREET GREENVILLE, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: LOWEST STORE AVE. GREENVILLE, S.C.		RECORDING FEE 1220 MAR 23	
LOAN NUMBER	DATE OF LOAN 3-10-72	AMOUNT OF MORTGAGE 3480.00	FINANCE CHARGE 889.05	INITIAL CHARGE 50.80	CASH ADVANCE 2540.25
NUMBER OF INSTALLMENTS 60	DAYS FOR EACH MONTH 29	DATE FIRST PAYMENT DUE 4-29-72	AMOUNT OF FIRST PAYMENT 50.00	AMOUNT OF OTHER PAYMENTS 50.00	DATE FINAL PAYMENT DUE 3-29-77

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 conveys to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE, ALL THAT LOT OF LAND LYING AND BEING ON THE SOUTH EASTERLY SIDE OF PETTIGRU STREET IN THE CITY OF GREENVILLE COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA AND BEING SHOWN AS LOT NUMBER 142 ON A REVISED PLAT OF BOYCE LAWN ADDITION AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK E AT PAGE 246 AND HAVING ACCORDING TO A RECENT SURVEY MADE BY DALTON AND NEVES JUNE 1950, THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PETTIGRU STREET, JOINT FRONT CORNER OF LOTS #142 & 143, SAID POINT BEING LOCATED 716 FT 11 INCHES IN THE NORTHEASTERLY DIRECTION FROM THE EASTERLY CORNER OF THE INTERSECTION OF BOYCE AVENUE AND PETTIGRU STREET AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS, SOUTH 45-12E, 74.6ft TO AN IRON PIN; THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOTS SOUTH 21-40 EAST, 118ft TO THE JOINT REAR CORNER OF LOTS #141 & 145; THENCE ALONG THE COMMON LINE OF SAID LOTS 38-15W 176ft TO A DRILL HOLE ON THE SOUTHEASTERLY SIDE OF PETTIGRU STREET; JOINT FRONT CORNER OF SAID LOTS; THENCE ALONG THE SOUTHEASTERLY SIDE OF PETTIGRU STREET S 47-47W, 50ft TO THE BEGINNING CORNER, AND BEING THE SAME LOT OF LAND CONVEYED BY EUGENE S. SUTHERLAND BY DEED DATED AUGUST 10, 1953, RECORDED IN DEED BOOK 485, AT PAGE 18.

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

M. J. Turner
(Witness)

A. O. Bolding (L.S.)

Billie Gooden
(Witness)

Lola C. Bolding (L.S.)