

30867

FILED PROPERTY MORTGAGE 2-24
GREENVILLE, CO. S. C.

RECORDED
PAID \$ 250

| | | | | | |
|---|---------------------------|--|---|--|---------------------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S) BOBBY J. JOHNSON CLARA JOHNSON 46 ALTA VISTA ST. TRAVELERS REST, S. C. | | MORTGAGEE UNIVERSAL CREDIT COMPANY BOOK 1233 PAGE 105 ADDRESS: 10 WEST STONE AV. GREENVILLE, S. C. | | MAY 12 4 48 PM '72 OLLIE FARNSWORTH R.M.C. | |
| LOAN NUMBER 23721 | DATE OF LOAN 2-9-71 | AMOUNT OF MORTGAGE \$ 5580.00 | FINANCE CHARGE \$ 1425.55 | INITIAL CHARGE \$ 81.46 | CASH ADVANCE \$ 3793.99 |
| NUMBER OF INSTALLMENTS 60 | DATE DUE EACH MONTH 15 | DATE FIRST INSTALLMENT DUE 3-15-71 | AMOUNT OF FIRST INSTALLMENT \$ 93.00 | AMOUNT OF OTHER INSTALLMENTS \$ 93.00 | DATE FINAL INSTALLMENT DUE 2-15-76 |

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

ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, SOUTH CAROLINA, KNOWN AS LOT 46 OF COLEMAN HEIGHTS, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK "KK" AT PAGE 29, AND HAVING SUCH METES AND BOUNDS AS SHOWN THEREON.

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 for taxes and charges against the above-described premises.

Mortgagor also agrees to maintain the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, foreclose on the premises or any charge whatsoever in connection with the above-described premises at the legal rate if not prohibited by law, and may be enforced accordingly.

Any amount which Mortgagee may be obligated to advance to Mortgagor for the purpose of paying taxes or any charge whatsoever in connection with the above-described premises shall be secured by this mortgage and included in judgment against the premises described real estate.

All obligations of Mortgagor to Mortgagee shall become due and payable when the Mortgagee shall file and any court costs shall be paid.

Mortgagor agrees in case of foreclosure of this mortgage to pay the costs of foreclosure and any court costs which shall be secured by this mortgage and included in judgment against the premises described real estate.

This mortgage shall extend, consolidate and renew any existing mortgage on the premises described real estate.

In Witness Whereof, we have set our hands and seals the day of February 24, 1971.

Signed, Sealed, and Delivered in the presence of
Pat Roberts
(Witness)

Bobby J. Johnson (L.S.)
BOBBY J. JOHNSON
Clara Johnson (L.S.)
CLARA JOHNSON