

RECORDING FEE
PAID \$1.50

FILED GREENVILLE, S.C. REAL PROPERTY MORTGAGE BOOK 1374 PAGE 972 ORIGINAL

MORTGAGOR(S) Chester Franklin Tucker Effie Tucker 18 Bleckley Avenue Greenville, S.C. 29607		DATE AUG 10 4 31 PM '76 DONNIE S. TANKERSLEY R.H.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 West Stone Avenue Greenville, S.C. 2960	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8-10-76	\$ 14787.00	\$ 5307.07	\$	\$ 9476.93
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
96	10	9-10-76	\$ 154.00	\$ 154.00	8-10-84

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.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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being know and designed as a portion of Lot 16 and a portion of Lot 11, Block D, Fairheights, plat of which is recorded in the RMC Office for Greenville County, S.C. in Plat Book F. page 257, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Westerly side of Bleckly Avenue, joint front corner Lots 15 and 16; and running thence N 31-20 E. 15 feet to a point; thence through Lot 16 and Lot 11 N. 58-40 W. 165 feet to a point; thence S. 31-20-W. 15 feet to an iron pin, joint rear corner Lots 15 and 16; thence S. 58-40 E. 165 feet to an iron pin, the point of beginning.
This being the same property conveyed to Chester Franklin Tucker by J. W. & Madelyn H. Garrison by Deed dated the 25th Day of August 1967 and recorded in the RMC Office of Greenville County and recorded on 8-28-67 in Deed book 827 at page 60.

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

Sasha A. Smith
(Witness)

Chester Franklin Tucker (L.S.)

J. A. O'Neil
(Witness)

Effie Tucker (L.S.)

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