

16992

FILED GREENVILLE REAL PROPERTY MORTGAGE

BOOK 1114 PAGE 651

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Bobby L. Rabb Eva B. Rabb 8 Picadilly Dr. Taylors, S. C.		DATE JAN 17 10 41 AM 1969		MORTGAGEE'S ADDRESS UNIVERSAL C.I.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER 21726	DATE OF LOAN 1/16/69	AMOUNT OF MORTGAGE \$ 3372.00	FINANCE CHARGE \$ 719.37	INITIAL CHARGE \$ 83.46	CASH ADVANCE \$ 2569.17
NUMBER OF INSTALMENTS 48	DATE DUE EACH MONTH 16th	DATE FIRST INSTALMENT DUE 2/16/69	AMOUNT OF FIRST INSTALMENT \$ 82.00	AMOUNT OF OTHER INSTALMENTS \$ 70.00	DATE FINAL INSTALMENT DUE 1/16/73

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 (hereinafter "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 situate, lying and being in the County of Greenville, State of South Carolina, near Greenville, on the northern side of Picadilly Drive and being known and designated as Lot No. 21, Section A, of Mayfair Estates as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Picadilly Drive at the joint front corner of Lots Nos. 21 and 22 and running thence along said Drive S. 83-17 W. 50 feet to an iron pin; thence along the line of Lot No. 20 N. 6-43 W. 165 feet to an iron pin; thence along the line of Lot No. 22 S. 6-43 E. 165 feet to the point of beginning.

If the Mortgagor shall fail to 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

John R. Griffin Jr.
(Witness)

Serradette Foster
(Witness)

Bobby L. Rabb
Bobby L. Rabb (L.S.)

Eva B. Rabb
Eva B. Rabb (L.S.)

UNIVERSAL
C.I.T.
LOANS
82-1024 (6-67) - SOUTH CAROLINA

Paid and fully satisfied this 6 day of January 1971
Universal C. I. T. Credit Company
John R. Griffin Jr. Mgr.
Witness J. N. Banks
R. D. Ray

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Jan. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK A.M. NO. 15626