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REAL PROPERTY MORTGAGE BOOK 1125 PAGE 23 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Sanford H. Baird 16 Northwood Ave. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane, Greenville, S. C.			
LOAN NUMBER 21872	DATE OF LOAN 5/2/69	AMOUNT OF MORTGAGE \$ 1873.68	FINANCE CHARGE \$ 221.91	INITIAL CHARGE \$ 66.66	CASH ADVANCE \$ 1585.11
NUMBER OF INSTALLMENTS 24	DATE DUE EACH MONTH 2nd	DATE FIRST INSTALLMENT DUE 6/2/69	AMOUNT OF FIRST INSTALLMENT \$ 79.68	AMOUNT OF OTHER INSTALLMENTS \$ 78.00	DATE FINAL INSTALLMENT DUE 5/2/71

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 (hereafter "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 parcel, piece, or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the South side of Northwood Avenue, and designated as lot #12 of the property of Furman C. Smith and G. Herman Walker, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 3, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the South side of Northwood Avenue, which iron pin is 370 feet East of the Northeast intersection of Northwood Avenue and Summit Drive, joint corner of lots #10 and #12; thence along the joint line of said lots S. 1-26 W. 170 feet to an iron pin, rear joint corner of said lots; thence S. 87-34 E. 75 feet to an iron pin, rear joint corner of lots #12 and #14; thence along the joint line of said lots N. 1-26 E. 170 feet to an iron pin in the ~~XXXX~~ line of Northwood Avenue; thence along the Southern side of Northwood Avenue N. 87-34 W. 75 feet to the point of beginning.

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 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. Guffis (Witness)
Bernadette Foster (Witness)

Sanford H. Baird (L.S.)
Sanford H. Baird

(L.S.)