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REAL PROPERTY MORTGAGE

BOOK 1127 PAGE 43 ORIGINAL

MAY 28 1969

NAME AND ADDRESS OF MORTGAGOR(S) O Howard Robertson Clarice B. Robertson 22 Pleasant Ridge Ave Greenville, S.C.		MORTGAGEE, UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-22-69	2905.20	829.20	None	2076.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	1ST	7-1-69	48.42	48.42	6-1-74

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 piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the Northern side of Pleasant Ridge Ave., within the limits of the City of Greenville, S.C. Being known and designated as the Eastern on half (1/2) of lot No. 7 and the Western and adjoining one half (1/2) of lot no.6, Pleasant Valley, according to plat of said subdivision prepared by Dalton and Neves in April 1946, including additions to said plat through November 1948 as recorded in R.M.C. office Greenville, S.C. in Plat Book P at page 92 and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin at front center lot No.7 on the Northern side of Pleasant Ridge ave. which iron pin is 324.5 feet North East of iron pin in the North East Corner of the intersections of Pleasant Ridge Ave. with Long Hill Street and running thence N 0-08 W. 160 feet to an iron pin at center of rear line of lot No.7 thence N 89-52 E 60 feet to an iron pin at the center of rear line of lot No.6; thence S 0-08 E 160 feet to an iron pin at joint center of lot No.6 on the Northern side of Pleasant Ridge Ave; thence along said Ave. S 89-52 W 60 feet to an iron pin at front center of lot No.7, 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. Griffen
(Witness)
[Signature]
(Witness)

O Howard Robertson (L.S.)
Clarice B. Robertson (L.S.)

MAY 28 11 28 AM '69
OLLIE FARNSWORTH
R.M.C.