

14350

RECORDING FEE PAID \$ GREENVILLE PROPERTY MORTGAGE

BOOK 1144 PAGE 599 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Bobby J. Jones & Scarlett 4 Dellrose Cr. Taylors, S. C. 29687		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.	
DATE DEC 22 3 41 PM '69		MORTGAGEE'S OFFICE OLLIE FARNSWORTH R.M.C.	
LOAN NUMBER 22149	DATE OF LOAN 12-26-69	AMOUNT OF MORTGAGE \$ 7080.00	FINANCE CHARGE \$ 1783.70
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 20	DATE FIRST INSTALLMENT DUE 1-20-70	INITIAL CHARGE \$200.00
			AMOUNT OF OTHER INSTALLMENTS \$178.00
			CASH ADVANCE \$ 5096.30
			DATE FINAL INSTALLMENT DUE 12-20-74

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 the County of Greenville, State of South Carolina, on the northerly side of Dellrose Circle, being the westerly one-half of Lot No. 2, and the easterly one-half of Lot No. 3 of Drexel Terrace, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "QQ", at page 177, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northerly side of Dellrose Circle, said point being s. 83-36 w. 50 feet from the joint corner of Lots Nos. 2 and 3, and being the center of the front line of Lot No. 3; running thence through the center of Lot No. 3 n. 3-22 w. 180 feet to a point in the center of the rear line of Lot No. 3; running thence n. 86-38 e. 100 feet to a point in the center of rear line of Lot No. 2; thence with the center line of Lot No. 2 n. 3-22 e. 180 feet to a point on the northerly side of Dellrose Circle, said point being the center of the front line of Lot No. 2; thence along the northerly side of Dellrose Circle s. 86-38 w. 100 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 Mortgagor's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.

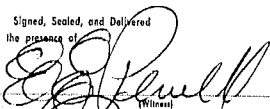
Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

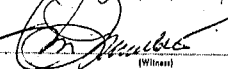
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

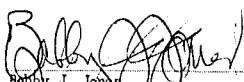
Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.


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


(Witness)


(Witness)


Bobby J. Jones (I.S.)


Scarlett Jones (I.S.)

UNIVERSAL
C.I.T.
LOANS

82-1024 (6-67) - SOUTH CAROLINA