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OLLIE FARM PROPERTY MORTGAGE BOOK 1150 PAGE 115

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Grace P. Wells 218 Richmond Dr. Greenville, S. C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.		
LOAN NUMBER 22250	DATE OF LOAN 3-5-70	AMOUNT OF MORTGAGE 6060.00	FINANCE CHARGE 1519.26	INITIAL CHARGE 200.00	CASH ADVANCE 1037.74
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 10	DATE FIRST INSTALLMENT DUE 4-10-70	AMOUNT OF FIRST INSTALLMENT 101.00	AMOUNT OF OTHER INSTALLMENTS 101.00	DATE FINAL INSTALLMENT DUE 3-10-75

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 Out- standing 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, S. C. Grace P. Wells

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as lot 33, Section 1, on a plat of Richmond Hills prepared by Carolina Engineering & Surveying Co. on April 20, 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ page 81, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Richmond Drive, the joint front corner of lots Nos. 32 & 33; thence with the joint line of said lots S. 60-45 E. 150 Feet to an iron pin in the rear line of Lot No. 30; thence with the rear line of Lots Nos. 30 & 29, S. 29-15 W. 100 Feet to an iron pin corner of Lot No. 34; thence with the line of said lot N. 60-95 W. 150 feet to an iron pin on the southeast side of Richmond Drive, thence with the southeast side of Richmond Drive, N. 29-15 E. 100 Feet to the beginning corner.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 hereof 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
[Signature]
(Witness)

[Signature]
Grace P. Wells (L.S.)

[Signature]
(Witness) (L.S.)

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