

20435 X FILED

MAR 18 1970 GREENVILLE, S. C.

REAL PROPERTY MORTGAGE BOOK 1150 PAGE 411

ORIGINAL

RECORDING FEE
PAID \$

NAME AND ADDRESS OF MORTGAGOR Nellie C. McDonald 36 Primrose Lane Greenville, S. C. 29607		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.			
LOAN NUMBER 22267	DATE OF LOAN 3-11-70	AMOUNT OF MORTGAGE 7440.00	FINANCE CHARGE \$ 1877.04	INITIAL CHARGE \$ 200.00	CASH ADVANCE 1990.96
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 16	DATE FIRST INSTALLMENT DUE 4-16-70	AMOUNT OF FIRST INSTALLMENT \$ 124.00	AMOUNT OF OTHER INSTALLMENTS 124.00	DATE FINAL INSTALLMENT DUE 3-16-75

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 Outstanding of any given line 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 city of Greenville, Greenville, County, state of South Carolina, on the north side or Primrose Lane and being known and designated as Lot No. 63 of Northside Gardens, as shown on a plat thereof, record in the R.M.C. Office of Greenville, County, South Carolina in Plat Book "5" at page 17, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Primrose Lane at the joint front corner of Lots Nos. 63 and 64, and running thence with the line of Lot No. 64 N. 9-15 W, 200 feet to an iron pin, the line of property of J. M. Gilfillin and at the joint rear corner of Lots No. 63 and 64; thence with the Gilfillin line, S. 80-45 W, 202.5 feet to an iron pin on the Northern side of Primrose Lane, thence with the northern side of Primrose Lane, N 80-45 E, 78.7 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of Edward J. B. Brackey dated July 23, 1956, recorded in the RMC Office for Greenville, County, S. C. in Deed Book 558 at page 74.

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 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

R. C. Gillum
(Witness)

Nellie C. McDonald
NELLIE C. McDONALD (L.S.)

Sandy E. Taylor
(Witness)

(L.S.)

