

RECORDING FEE
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GREENVILLE PROPERTY MORTGAGE

BOOK 1153 PAGE 535

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) HAROLD G. MOODY, JR. 106 TUCSON DR. GREENVILLE, S. C.		APR 28 3 06 PM '70 OLLIE FARNSWORTH R. M. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY. ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22329	DATE OF LOAN 4-20-70 -	AMOUNT OF MORTGAGE \$ 5310.00	FINANCE CHARGE \$ 1335.00	INITIAL CHARGE \$ 190.71	CASH ADVANCE \$ 3547.29
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 25	DATE FIRST INSTALMENT DUE 5-25-70	AMOUNT OF FIRST INSTALMENT \$ 89.00	AMOUNT OF OTHER INSTALMENTS \$ 89.00	DATE FINAL INSTALMENT DUE 4-25-70

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, S. C.

BEGINNING: at an iron pin on the southwesterly side of Alice Farr Drive at the joint front corner of lots 128 and 129 and running thence with the common line of said lots S. 58-49 W. 162 feet to an iron pin; thence n. 41-55 W. 132.6 feet to an iron pin on the southeasterly side of Tucson Drive; thence with said drive N. 47-15 E. 60 feet to an iron pin; thence continuing with said Drive N. 51-15 E. 93 feet to an iron pin; thence around the intersection of Tucson Drive and Alice Farr Drive, the chord of which is S. 81-16 E. 26.9 E./ ~~NE~~ feet to an iron pin on the southwesterly side of Alice Farr Drive; thence with said Drive S. 37-30 E. 138.2 feet to the point of beginning.

The above lot is conveyed subject of the recorded restrictions applicable to Western Hills and to easements and rights of way, if any and to the set-back line as shown on said plat.

The above lot being a portion of the property conveyed to Grantor by deed recorded in the R. M. C. Office for Greenville, County in Book 696, page 77.

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

[Signature]
[Signature]
(Witness)

[Signature]
HAROLD G. MOODY (L.S.)

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