

REC-150

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UNIVERSAL C.I.T. CREDIT COMPANY MORTGAGE

BOOK 1163 PAGE 559 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Kent P. Stubbs Francis Stubbs 206 Ravensworth Rd. Taylors, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 8-5-70	AMOUNT OF MORTGAGE \$ 6060.00	FINANCE CHARGE \$ 1519.26	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 4036.24
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALMENT DUE 9-15-70	AMOUNT OF FIRST INSTALMENT \$ 101.00	AMOUNT OF OTHER INSTALMENTS \$ 101.00	DATE FINAL INSTALMENT DUE 8-15-70

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 _____

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Ravensworth Road near the Town of Taylors, being shown as Lot 29 on plat of Brook Glenn Gardens, recorded in Plat Book "JJJ", at page 85, and described as follows:

BEGINNING at an iron pin on the southern side of Ravensworth Road at the corner of Lot 28 and running thence with the curve of the southern side of said Road, the chords of which are s. 48-45 e. 40 feet and s. 66-42 e. 32 feet to an iron pin at corner of Lot 30; thence with the line of said lot s. 1-10 e. 177.5 feet to iron pin; thence n. 64-10 w. 153 feet to an iron pin at corner of Lot 28; thence with line of said lot n. 26-28 e. 167 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 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]
(Witness)
[Signature]
(Witness)

Kent P. Stubbs (I.S.)
Kent P. Stubbs
Francis Stubbs (I.S.)
Francis Stubbs