

RECORDING FEE 8-

APR 9 1971 REAL PROPERTY MORTGAGE

2359 APR 9 1971

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY		23591	
BILLY E. MOORE ELOISE MOORE 2001 N. PLEASANTBURG DR. GREENVILLE, S. C.		ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.		BOOK 1186 PAGE 233	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-7-71	\$ 4704.00	\$ 990.32	\$ 176.84	\$ 3348.68
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
48	10th	5-10-71	\$ 98.00	\$ 98.00	4-10-75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, 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 Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of GREENVILLE ALL THAT CERTAIN LOT

OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, IN THE CITY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS LOT NO. 9 OF THE WHITE OAK SUBDIVISION OF NORTHSIDE DEVELOPMENT COMPANY SHOWN ON PLAT THEREOF RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK P. AT PAGE 120-121 AND HAVING ACCORDING TO A RECENT SURVEY MADE BY R. W. DALTON, AUGUST, 1954 THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WHITE OAK WAY (SOUTH CAROLINA HIGHWAY NO. 291) AND SEWANEE AVENUE; AND RUNNING THENCE WITH THE SOUTHWESTERLY SIDE OF WHITE OAK WAY, N. 45-23 W. 128.3 FEET TO AN IRON PIN CORNER OF LOT NO. 8; THENCE WITH THE LINE OF SAID LOT, S. 44-37 W. 130 FEET TO AN IRON PIN CORNER OF LOT NO. 10; THENCE WITH THE LINE OF SAID LOT, S. 60-11 E. 149-3 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF SEWANEE AVENUE; THENCE WITH THE NORTHWESTERLY SIDE OF SAID AVENUE, N. 33-58 E. 93.6 FEET TO THE BEGINNING CORNER.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

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

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Steve Church
(Witness)

PAT Robette
(Witness)

Billy E. Moore (L.S.)
BILLY MOORE

Eloise Moore (L.S.)
ELOISE MOORE