

28791

PROPERTY MORTGAGE BOOK 1193 PAGE 107 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR J. W. Moon Alice Burris Moon 120 Colonial Ave Greenville, S. C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5/27/71	\$ 3720.00	\$ 1062.86	\$ 132.86	\$ 2657.14
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	12	7-12-71	\$ 62.00	\$ 62.00	6-12-76

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.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments 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, its successors and assigns, 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 in Greenville Township, Greenville County, State of South Carolina, on the north side of Colonial Avenue, and being known and designated as Lot No. 18, and the western portion of Lot No. 19, of Block Z, of a subdivision known as Riverside, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book A, at page 323, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Colonial Avenue at the joint corner of Lots Nos 17 and 18, of Block Z, which point is 50 feet east from the northeast corner of the intersection of Green Street with Colonial Avenue, and running thence along the line of Colonial Avenue, S. 79-57 E. 63 1/3 feet to an iron pin, which point is 13 1/3 feet east of the joint corner of Lots Nos. 18 and 19, of Block Z; thence N. 10-15 E. 125 feet to an iron pin on a 15-foot alley; thence along the line of said alley, N. 79-57 W. 63 1/3 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18, of Block Z; thence along the line of said lots, S. 10-15 W. 125 feet to the beginning corner.

This lot is shown on the Township Block Book at Sheet No. 147, Block 8, Lot No. 23, and is known as House No. 120 Colonial Avenue.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever. This is the same property conveyed to the grantor herein by deed of Mrs. Ella Link, Eugenia Link, and Thomas D. Link dated the 18th day of March 1944, and recorded in Vol. 262, page 391, RMC Mortgagee agrees to pay all taxes, assessments and charges against the above-described premises.

Office for Greenville County, South Carolina. 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 or 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

*F. Walter Bank* (Witness)  
*James T. Moon* (Witness)

*J. W. Moon* (L.S.)  
J. W. Moon  
*Alice Burris Moon* (L.S.)  
Alice Burris Moon