

BOOK 1194 PAGE 167 ORIGINAL

FILED
REAL PROPERTY MORTGAGE

JUN 9 1971
Mrs. Ollie Farnsworth
R. M. C.

NAME AND ADDRESS OF MORTGAGOR(S) William R. Holmes Frances Holmes Rt. 8 Greenville, S. C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6/7/71	\$ 1200.00	\$ 1050.00	\$ 150.00	\$ 3000.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	9th	7/9/71	\$ 70.00	\$ 70.00	6/9/76

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.I.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 105' square lot, piece or parcel of land located and being situate in Gantt Township, Greenville County, South Carolina, with metes and bounds as follows: BEGINNING 120' SE from pin in Stanton Bridge Road and on the Northern boundary line of that certain 4.55 acres more or less owned by John L. Maves and Edith S. Maves; bounded on the NE by lands of or formerly of R. D. Smith whereon it measures 105'; on the SE, SW, and NW by lands of the Ollie Scott whereon it measures 105' on each side and contains one-half (1/2) acre more or less. Above land is a part of that certain 4.55 acres more or less conveyed to Ollie Scott by deed of Samie H. Smith and Ethel S. Jones, Executrices of the Will of R. D. Smith, dated November 12, 1956 and recorded in Volume 396, page 279, Records of Greenville County, S. C. This is the same property as conveyed to Modern Homes Construction Company by Master's Deed dated February 19, 1962 and recorded in Volume 693, page 275, Records of Greenville County, South Carolina.

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 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

<p><i>Walter Smith</i> (Witness)</p> <p><i>John R. Gifford</i> (Witness)</p>	<p><i>William R. Holmes</i> (L.S.)</p> <p><i>Frances Holmes</i> (L.S.)</p>
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