

25401 XX
BOOK 1155 PAGE 511 ORIGINAL

RECORDING FEE
MAY 20 1970 PAID \$ 1.58

FILED
MAY 20 1970
Mrs. C. J. NEWBY
R. M. C.

NAME AND ADDRESS OF MORTGAGOR(S) Jacob Sammons 118 Columbia Cir. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5/19/70	\$ 2880.00	\$ 720.00	\$ 102.86	\$ 2053.39
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	25th	6/25/70	\$ 48.00	\$ 48.00	5/25/75

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

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 64 on plat of College Heights made by Dalton & Neves, Engineers, August 1946, recorded in the R.M.C. Office for Greenville County in Plat Book "P" at page 75, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the northeast corner of the intersection of Columbia Circle and a 20 foot road, and running thence with the Northeast side of said road N. 53-26 W. 186.2 feet to an iron pin rear corner of Lot No. 49; thence with the rear line of Lots Nos. 49 and 50, N. 56-50 E. 148.5 feet to an iron pin corner of Lot No. 63; thence with the line of said lot S 33-10 E. 175 feet to an iron pin on the north side of Columbia Circle; thence along the north side of Columbia Cir. S 56-50 W. 84.3 feet to the beginning corner.

TO HAVE AND TO HOLD of 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

B. R. Ryz
(Witness)

J. J. Holtzbank
(Witness)

Jacob Sammons
Jacob Sammons (L.S.)

(L.S.)