

1.50

REAL PROPERTY MORTGAGE BOOK 1115 PAGE 487

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) 17773 Marvin R. Pettit, Jr. & Barbara Pettit 2 Pinnacle Dr. Taylors, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER 21740	DATE OF LOAN 1-27-69	AMOUNT OF MORTGAGE \$ 7320.00	FINANCE CHARGE \$ 1845.93	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5274.07
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST INSTALMENT DUE 3-10-69	AMOUNT OF FIRST INSTALMENT \$ 122.00	AMOUNT OF OTHER INSTALMENTS \$ 122.00	DATE FINAL INSTALMENT DUE 2-10-74

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.

That lot of land in the county of Greenville, State of South Carolina, known and designated as Lot 9 of Plot of Section B, Green Forrest Subdivision recorded in Plot Book K K page 85 of the RMC office for Greenville County South Carolina

FILED
GREENVILLE S.C.
JAN 28 10 49 AM
CLERK OF COURTS
R.M.C.

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

John R. Griffin (Witness)
Parula Carver (Witness)

Marvin R. Pettit Jr. (L.S.)
Marvin R. Pettit, Jr.
Barbara Pettit (L.S.)
Barbara Pettit

UNIVERSAL
CT 82-1024 (6-67) - SOUTH CAROLINA
LOANS

Paid and fully satisfied this 13 day of Aug. 1970.
Universal C.I.T. Credit Company
John R. Griffin Jr. Mgr.
Witness F. Walls Banks
James H. Chapman

RECORDED AND CANCELLED OF RECORD
13 DAY OF Aug 1970
Oliver Furness
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:24 O'CLOCK P. M. NO. 3622