

50

189361

REAL ESTATE MORTGAGE FEB 10 1969

BOOK 116 PAGE 581

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Bobbie O. Martin 104 Sheffield Lane Taylors, S.C.		ADDRESS OF MORTGAGEE 116 Liberty Lane Greenville, S.C.			
LOAN NUMBER 21761	DATE OF LOAN 2-10-69	AMOUNT OF MORTGAGE \$ 5923.00	FINANCE CHARGE \$ 1515.59	INITIAL CHARGE \$ 74.29	CASH ADVANCE \$ 4333.12
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 19th	DATE FIRST INSTALMENT DUE 3-19-69	AMOUNT OF FIRST INSTALMENT \$ 99.11	AMOUNT OF OTHER INSTALMENTS \$ 98.71	DATE FINAL INSTALMENT DUE 2-19-74

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

Lot 47 Sheffield Lane Avon Park Sub-Division

Beginning at an iron pin on the Southern side of Sheffield Lane, joint front corner, Lots 47 & 48; and running thence S 15-53 W 175 Ft. to an iron pin, joint rear corner lot 47 and 48; thence S 74-07 E 90 ft. to an iron pin, joint rear corner lots 46 & 47; thence N. 15-53 E. 175 feet to an iron pin or Sheffield Lane, joint front corner lots 46 & 47; thence along Sheffield Lane, N 74-07 W 90 feet to an iron pin, the point of beginning.

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

Bernadette Foster
(Witness)

Bobbie O. Martin (L.S.)

John R. Griffin Jr.
(Witness)

(L.S.)

(CONTINUED ON NEXT PAGE)

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

*Paid and fully satisfied this 6 day of August 1970.
Universal C.I.T. Credit Company
John R. Griffin Jr. Sr. Mgr.
Witness James W. Chapman
Linda Proffitt*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Aug 19 70

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:50 O'CLOCK P. M. NO. 3153

Ollie Farnsworth
R.M.C.

FEB 10 4 38 PM 1969

GREENVILLE 29, S.C.