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JUN 16 1969

REAL PROPERTY MORTGAGE

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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Elbert Beasley and Dorothy Rt. 2, Piedmont, S.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S.C.			
LOAN NUMBER 21913	DATE OF LOAN 6-6-69	AMOUNT OF MORTGAGE \$ 7320.00	FINANCE CHARGE \$ 1045.93	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5274.07
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 6	DATE FIRST INSTALMENT DUE 7-6-69	AMOUNT OF FIRST INSTALMENT \$ 122.00	AMOUNT OF OTHER INSTALMENTS \$ 122.00	DATE FINAL INSTALMENT DUE 6-6-74

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.T. Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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, S.C.

All that piece, parcel or lot of land in grove township county of Greenville, State of South Carolina; located between Highway 20, formerly highway 29 and P.M. Railway right of way and described as follows: Beginning at a point on the South East side of said highway which point is North East corner of Lot #1 of Lucia Dalton Benton property as shown on plot of Dalton Reeves, March 19th and runs thence along the line of Lot #1, South 66-006, 212'7 feet; thence N 27-52-3 01 Ft. along said right of way of P. S. N. Railway thence N. 54-23 West, 204.7 Ft. to point on said Highway; Thence along said Highway South 31-45 E. 119 Ft. To the beginning corner.

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

E. E. Powell
(Witness)

John Whensel
(Witness)

Elbert Beasley (I.S.)
Elbert Beasley

Dorothy C. Beasley (I.S.)
Dorothy C. Beasley