

RECORDING FEE
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GREENVILLE CO. S.C. REAL PROPERTY MORTGAGE BOOK 1152 PAGE 369 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) JOHN R. MAHONY HARRIET E. MAHONY 400 BROOK GLEN RD. TAYLORS, S. C.		APR 14 4 51 PM '70 MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22301	DATE OF LOAN 4-3-70	AMOUNT OF MORTGAGE \$ 4560.00	FINANCE CHARGE \$ 1140.00	INITIAL CHARGE \$ 162.86	CASH ADVANCE \$ 3257.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALMENT DUE 5-15-70	AMOUNT OF FIRST INSTALMENT \$ 76.00	AMOUNT OF OTHER INSTALMENTS \$ 76.00	DATE FINAL INSTALMENT DUE 4-15-75

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.

BEGINNING at an iron pin on the Western side of Brook Glenn Road at the corner of Lot 98 and running thence with the line of said lot, S. 60-17 W. 150 feet to an iron pin at the corner of Lot 83; thence with the line of said lot, N. 29-43 W. 119.7 feet to an iron pin on Hillbrook Road; thence with the Southern side of said road, N. 59-55 E. 125.1 feet to an iron pin at the corner of Brook Glenn Road; thence with the curve of the intersection, the chord of which is S. 74-54 E. 35.3 feet to an iron pin on Brook Glenn Road; thence with the Western side of said Road, S. 29-43 E. 95-1 feet to the Beginning.

This lot is conveyed subject to restrictions recorded in Deed Book 793 at page 453 and to the drainage easement as shown on said plat.

TO HAVE AND TO HOLD all 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

M. J. Gilliam
(Witness)

John E. Mahony
JOHN E. MAHONY (L.S.)

Harriet E. Mahony
(Witness)

Harriett E. Mahony
HARRIETT E. MAHONY (L.S.)

(Continued on next page)

82 1074 (6-67) - SOUTH CAROLINA

*Paid and fully satisfied this 19th day of January 1971.
Universal C.I.T. Credit Co.
M. J. Gilliam
Witness Steve Church*

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Jan. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:23 O'CLOCK P. M. NO. 16913