

RECORDING FEE PAID \$ 150 xx

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FILED JUN 15 1970

GREENVILLE COUNTY MORTGAGE

BOOK 1158 PAGE 71

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) W.T. HOFFMAN FLORINE HOFFMAN 14 BRUNSWICK AVE. GREENVILLE, S. C.		JUN 15 11 56 AM '70 OLLIE FARNSWORTH R.M.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22385	DATE OF LOAN * 6-2-70	AMOUNT OF MORTGAGE \$ 3528.00	FINANCE CHARGE \$ 320.74	INITIAL CHARGE \$ 152.72	CASH ADVANCE \$ 3001.62
NUMBER OF INSTALMENTS 18	DATE DUE EACH MONTH 10	DATE FIRST INSTALMENT DUE 7-10-70	AMOUNT OF FIRST INSTALMENT \$ 196.00	AMOUNT OF OTHER INSTALMENTS \$ 196.00	DATE FINAL INSTALMENT DUE 12-10-71

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, S. C.

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, BEING KNOWN AND DESIGNATED AS LOT NO. 9 OF THE PROPERTY OF HARRY H. PALM, A PLAT OF WHICH IS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK B, AT PAGE 84 AND, ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF MILTON AVE. JOINT FRONT CORNER OF LOTS NOS. 9 AND 10 AND RUNNING THENCE WITH MILTON AVENUE, SOUTH 67-15 EAST, 57.5 FEET; THENCE WITH REAR LINE OF LOTS NOS. 3, 2, and 1, NORTH 11-30 EAST 201 FEET; THENCE NORTH 58-34 WEST 59.9 FEET TO JOINT REAR CORNER OF LOTS NOS. 9 and 10; THENCE WITH THE LINE OF SAID LOTS, SOUTH 11-30 WEST 210.8 FEET TO POINT OF BEGINNING..

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED OF A. H. SMART, JR., DATED JUNE 13, 1957 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 578, AT PAGE 400.

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
Sandy Sawyer
A. Phillips
A. Phillips
(Witness)

W.T. Hoffman
W. T. HOFFMAN (I.S.)
Florine Hoffman
FLORINE HOFFMAN (I.S.)