

27923

RECORDING FEE

PAID \$ 7.50

JUN 18 1970  
REAL PROPERTY MORTGAGE

BOOK 1158 PAGE 263

ORIGINAL

|  |                     |  |                            |                             |                           |
|--|---------------------|--|----------------------------|-----------------------------|---------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S)<br>Willis M. Hall<br>Irene T. Hall<br>Route # 4 Brushy Creek Rd.<br>Greer, South Carolina |                     | MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY<br>ADDRESS: 46 Liberty Lane<br>Greenville, S.C. |                            |                             |                           |
| LOAN NUMBER  | DATE OF LOAN        | AMOUNT OF MORTGAGE   | FINANCE CHARGE             | INITIAL CHARGE              | CASH ADVANCE              |
|  | 6-15-70             | \$ 6000.00   | \$ 1503.70                 | \$ 200.00                   | \$ 4296.30                |
| NUMBER OF INSTALMENTS  | DATE DUE EACH MONTH | DATE FIRST INSTALMENT DUE  | AMOUNT OF FIRST INSTALMENT | AMOUNT OF OTHER INSTALMENTS | DATE FINAL INSTALMENT DUE |
| 60   | 3rd                 | 8-3-70   | \$ 100.00                  | \$ 100.00                   | 7-3-75                    |

**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,

All that certain piece, parcel or lot of land with all improvements thereon, or to be constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, about one mile Southwest from Greer, on the Northwest side of Greer Brushy Creek Road, being bounded on the west by lands now or formerly owned by Mrs. George Jones, on the North by lands now or formerly owned by W. L. Henderson Estate, on the southern side by said road and by lands now or formerly owned by W. L. Henderson Estate and having the following coursed and distances, to-wit: BEGINNING on a point in the center of said Greer-Brushy Creek Road and runs thence with Mrs. George Jones line N. 55-15 W. 19 feet to a stake or iron pin on the western bank of the road; thence continuing with the same courses for a total distance of 219 feet to a stake or iron pin on the Jones line; thence a new line N. 29-15 E. 200 feet to a stake or iron pin; thence S. 55-15 E. 219 feet to a point in the said road (stake or iron pin back on line at 19 feet); thence with the said road S. 29-15 W. 200 feet to the beginning corner; containing one (1) acre, more or less, See deed Book 590, page 85 in the R.M.C. Office for Greenville County. This being the same property which was conveyed to J.E. Fleming and C.W. McClimon by Inez G. Watson by deed dated Oct. 5, 1963 which deed will be recorded forthwith in the said office. TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his successors and assigns forever. J. E. Fleming conveyed his one-half undivided interest in same to C.W. McClimon by deed which

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. will be recorded forthwith in the said office.

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

*[Signature]*  
(Witness)

*[Signature]*  
(Witness)

*Willis M. Hall* (L.S.)  
Willis M. Hall

*Irene T. Hall* (L.S.)  
Irene T. Hall



82-1024 A (4-70) - SOUTH CAROLINA