

RECORDING FEE PAID \$ 150

FILED X 1099

GREENVILLE PROPERTY MORTGAGE

BOOK 1160 PAGE 431 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) George C. Crumley Avo P. Crumley 410 Darlington Ave. Greenville, S. C.		JUL 14 4 07 PM '70 OLLIE FARNSWORTH -- R.M.C.	MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7/13/70	\$ 6960.00	\$ 1752.59	\$ 200.00	\$ 5007.41
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	13th	8/13/70	\$ 116.00	\$ 116.00	7/13/75

**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 located near Greenville, S. C., designated as lot 23, Darlington Avenue, plat of property of Ethel Y. Perry Estate, recorded in Plat Book "Q", at page 24, R.M.C. Office for Greenville County, South Carolina, and in accordance with said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of a 5 foot sidewalk running along Darlington Ave., said pin being the joint front corner of Lots Nos. 22 and 23 and running thence along the western side of Lot. No. 22 S. 47-0 E. 131 feet to an iron pin joint rear corner of Lots Nos. 22 and 23; thence along the rear line of Lot No. 6 S. 43-0 W. 60 feet to an iron pin, joint rear corner of Lots 23 and 24; thence along the eastern line of Lot No. 24 N. 47-0 W. 131 feet to an iron pin on the southern edge of said sidewalk running along Darlington Ave.; thence along the southern side of said sidewalk N. 43-0 E. 60 feet to an iron pin and the beginning corner

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

R. D. Ray  
(Witness)

J. W. Barbo  
(Witness)

George C. Crumley (L.S.)  
George C. Crumley

Avo P. Crumley (L.S.)  
Avo P. Crumley