

4379

RECORDED
PAID \$ 1.50

AUG 21 1970
REAL PROPERTY MORTGAGE

BOOK 1164 PAGE 135

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Paul T. Morris Nellie Morris 117 Crosby Circle Greenville, S. 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
	8/20/70	\$ 6720.00	\$ 1716.79	\$ 98.10	\$ 4861.31
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	27th	9/27/70	\$ 112.00	\$ 112.00	8/27/75

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 of that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, Situated, lying and being on the South-eastern side of Crosby Circle and being known and designated as Lot No. 72 on a plat of "Paramont Park" recorded in the R.M.C. Office for Greenville County in plat Book W at page 57.

BEGINNING at a point on the Southeastern side of Crosby Circle joint front corners of Lots Nos. 72 and 73 and thence running N. 46-45 E. 90 feet to a point; thence running S. 54-45 W. 91.1 feet along branch line (branch is the line); thence running N. 45-15 W. 132.6 feet to the point of beginning.

FILED
 GREENVILLE CO. S. C.
 AUG 21 3 11 PM '70
 OLLIE FAHNSWORTH
 R.M.C.

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 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

W. B. Boulb
(Witness)

Paul T. Morris (L.S.)
Paul T. Morris

R. D. Ry
(Witness)

Nellie Morris (L.S.)
Nellie Morris