

10734

UNIVERSAL CREDIT COMPANY MORTGAGE BOOK 1210 PAGE 17

RECORDED PAID \$ 150

NAME AND ADDRESS OF MORTGAGOR(S) WILBERT EVANS & ANNA B. EVANS 136 GLENN RD. GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY 10 WEST STONE AV. GREENVILLE, S. C.		PAID \$ 150	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	10-7-71	\$ 6060.00	\$ 1519.26	\$ 200.00	\$ 4340.74
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	12	11-12-71	\$ 101.00	\$ 101.00	10-12-76

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount listed above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, 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, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING THE WESTERN HALF OF LOT NO. 19, SECTION A, OF A SUBDIVISION KNOWN AS GLENN FARMS AS SHOWN ON PLAT THEREOF RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK S, AT PAGES 70 AND 71, AND BEING ALSO KNOWN AND DESIGNATED AS LOT 19 A OF THE PROPERTY OF AMIE MINNS AS SHOWN ON PLAT THEREOF PREPARED BY C. C. JONES, ENGINEER, DECEMBER 13, 1960 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK WW, AT PAGE 34, AND HAVING ACCORDING TO THE LAST MENTIONED PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT**

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF GLENN ROAD, THE JOINT FRONT CORNER OF THIS LOT AND LOT NO. 20 OF THE GLENN FARMS SUBDIVISION, AND RUNNING THENCE ALONG THE JOINT LINE OF SAID LOTS, N. 3-00 E. 202 FEET TO AN IRON PIN; THENCE S. 87-30 E. 50.45 FEET TO AN IRON PIN AT THE REAR CORNER OF LOT NO. 18 B; THENCE ALONG THE LINE OF LOT NO. 19 B, S. 3-31 W. 214.3 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF GLENN ROAD; THENCE ALONG THE NORTHERN SIDE OF GLENN ROAD, N. 73-00 W. 50 FEET TO THE TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

BEGINNING CORNER: BEING A PORTION OF THE PROPERTY CONVEYED TO ME BY AMIE MINNS BY DEED if the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

DATED DECEMBER 21, 1960 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 665, AT PAGE 208 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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. Turner*  
(Witness)

*Phil Brady*  
(Witness)

*Wilbert Evans* (L.S.)  
WILBERT EVANS

*Anna B. Evans* (L.S.)  
ANNA B. EVANS