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REAL PROPERTY MORTGAGE

BOOK 1216 PAGE 551

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Lois H. Hunt (Formerly) Lois Hunt Brown (Now) 205 Elder St. Greenville, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-11-71	\$ 7440.00	\$ 2077.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	30th	1-30-72	\$ 124.00	\$ 124.00	12-30-76

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.I.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 stated 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, designated as Lots Nos. 110 and 111 on a plat of Nicholtown, a land subdivision recorded in the R.M.C. office for Greenville County in Plat Book "F" at page 68, made from a survey of C.M. Furman, Jr., in 1922, and according to said survey and plat, said lots taken together, having the following metes and bounds, to-wit:
*Beginning at a point on the north side of Watson street (shown on said plat as "E" street), joint front corner of Lots Nos. 111 and 112, and running thence with the line of Lot No. 112, N. 0-45 W. 120 feet to joint rear corner of Lots Nos. 111, 112, 113 and 114, thence with the rear line of Lots Nos. 114 and 115, S. 89-15 W. 76 feet to the joint rear corner of Lots no. 110, 115, 82 and 83; thence along the rear line of Lots Nos. 83, 84 and 85, S. 0-45 E. 120 feet to a point on the north side of said Watson street, thence with said Watson street, N. 89-15 E. 76 feet to the beginning corner."

The above described lot is the same as conveyed to me as Lois H. Hunt by deed dated July 24, 1950 by Octavio DuPre Fildmore, as recorded in the R.M.C. office for Greenville County in Vol. 414 at page 530.

The aforementioned Will Brown is to enjoy the Joint use of the above described property for and during the term of his life time and shall at all time during his life-time be entitled to said premises as a home.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, 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

John R. Guffin
(Witness)
James L. Moore
(Witness)

Lois H. Hunt
Lois H. Hunt (Formerly) (L.S.)
Lois Hunt Brown
Lois Hunt Brown (Now) (L.S.)



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