

23506 MAR 2 1972

REAL PROPERTY MORTGAGE

RECORDING FEE 150 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)

DENNIS R. CASH
16 SPRINGFIELD AV
GREENVILLE, S. C.

MAR 2 1972
Mrs. Ollie Farnsworth
R. M. C.

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY
ADDRESS: 10 W. STONE AV.
GREENVILLE, S. C.

BOOK 1224 PAGE 277

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2-25-72	\$ 3510.00	\$ 885.00	\$ 126.43	\$ 2528.57
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	14	4-11-72	\$ 59.00	\$ 59.00	3-14-77

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, S.C. ALL THAT PIECE, PARCEL OR LOT OF LAND IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. 21 OF A SUBDIVISION OF THE PROPERTY OF JAMES H. CAMPBELL, AS SHOWN ON PLAT THEREOF MADE BY G. C. JONES, ENGINEER, IN JUNE OF 1951, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "AA", PAGE 109, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SPRINGFIELD AVENUE WITH FLORIDA AVENUE EXTENSION, AND RUNNING THENCE ALONG THE WEST SIDE OF SPRINGFIELD AVENUE, S. 20-18 E. 157 FEET TO AN IRON PIN AT THE CORNER OF LOT NO. 22; THENCE ALONG THE LINE OF THAT LOT S 74-17 W. 106.3 FEET TO AN IRON PIN AT THE REAR CORNER OF LOT NO. 19; THENCE ALONG THE REAR LINE OF LOTS NOS. 19 AND 20 OF ANOTHER SUBDIVISION, N44-30 W 165.5 FEET TO AN IRON PIN AT THE CORNER OF LOT NO. 20 ON THE SOUTH SIDE OF FLORIDA AVENUE EXTENSION; THENCE ALONG THE SOUTH SIDE OF FLORIDA AVENUE EXTENSION N80-00 E 90 FEET TO THE BEGINNING CORNER, AND BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED OF ALLAN B. CLARK, DATED FEBRUARY 28, 1968, AND RECORDED IN THE OFFICE OF THE REGISTER OF MESNE CON-

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.
VEYANCE FOR GREENVILLE COUNTY, S. C., IN DEED BOOK 838, AT PAGE 420.0
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

[Signature]
(Witness)

[Signature]
(Witness)

[Signature]
DENNIS RAY CASH (L.S.)

[Signature]
LINDA A. CASH (L.S.)



82-1024B (6-70) - SOUTH CAROLINA