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FILED JUL 28 1972 ELIZABETH RIDDLE

1972 REAL PROPERTY MORTGAGE BOOK 1243 PAGE 07250 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Jack L. Ford Lavinia Anderson Ford Rt. 5, Box 585 Travelers Rest, S. C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7/26/72	\$4020.00	\$ 1005.00	\$ 143.57	\$ 2871.43
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	14	9/14/72	\$ 67.00	\$ 67.00	8/14/77

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.

All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, containing 3.38 acres, more or less, and having, according to a plat of the Terra property prepared by J.C. Hill, dated October 25, 1965, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on an unnamed County Road at the corner of property heretofore conveyed to G. H. Vaughn by Gladys Terrell and running N. 38 E. 27.6 feet to an iron pin; thence N. 86-40 E. 602 feet to a point; thence S. 7-30 E. 297 feet to a point at the property line of Jack and Lavinia Ford; thence S. 89-18 E. to a point; thence travelling into and along with a County Road N. 55-10 E. 269 feet to a point in said Road; thence still with same Road N. 66 W. 203 feet to the beginning at the nail and cap.

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

Handwritten signatures of witnesses: John P. [unclear] and [unclear]

Handwritten signature of Lavinia Anderson Ford