

1.50 X 10068

REAL PROPERTY MORTGAGE

BOOK 1071 PAGE 417

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Joseph B. & Charlotte C. Gaspard 85 Kimberly Lane Taylors, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S.C.	
		OCT 5 1967	
LOAN NUMBER 20936	DATE OF LOAN 9-25-67	AMOUNT OF MORTGAGE \$ 4320.00	FINANCE CHARGE \$ 720.00
NUMBER OF INSTALMENTS 36	DATE DUE EACH MONTH 27th	DATE FIRST INSTALMENT DUE 10-27-67	AMOUNT OF FIRST INSTALMENT \$ 120.00
		INITIAL CHARGE \$ 171.43	CASH ADVANCE \$ 426.57
		AMOUNT OF OTHER INSTALMENTS \$ 120.00	DATE FINAL INSTALMENT DUE 9-27-80

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

Beginning at a point on the westerly side of Kimberly Lane at the joint front corner of Lots 85&86 running thence along said westerly side of Kimberly Lane, S 6-37 W 100ft to a point, joint front corner of Lots 84&85, thence turning and running along the common boundary of said Lots; N 82-40 W 174.3ft to a point in the line of Lot 96, thence turning and running along the line of Lots 96,95,94 the following courses and distances; N 10-30 W 81.5ft; N 1-18E 15ft to a point, joint rear corner of Lots 85&86 thence turning and running along the common boundary of said lots S-84-44E 199.2ft to a point of beginning; being the same conveyed to us by W. Lewis Stover & Eleanor G. Stover by deed of even date, to be recorded herewith. pe



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 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

Peggy McKie (Witness)
[Signature]

Joseph B. Gaspard (L.S.)
Charlotte C. Gaspard (L.S.)