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REAL ESTATE MORTGAGE

BOOK 1127 PAGE 215  
made (see Enc.)

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William H. Rivers Dorsa C. Rivers 412 Darlington Ave. Greenville, S.O.		MORTGAGEE, UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.O.			
LOAN NUMBER 21905	DATE OF LOAN 5-29-69	AMOUNT OF MORTGAGE \$ 6000.00	FINANCE CHARGE \$ 1503.70	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 4296.30
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 11th	DATE FIRST INSTALLMENT DUE 7-14-69	AMOUNT OF FIRST INSTALLMENT \$ 100.00	AMOUNT OF OTHER INSTALLMENTS \$ 100.00	DATE FINAL INSTALLMENT DUE 6-14-74

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.T. Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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.

All that certain peace, parcel or lot of land with the buildings and improvements thereon, lying and being on the south Easterly side of Darlington Ave., near the city of Greenville, South Carolina being shown as Lot No. 22 on plat of the property of Ethel Y. Perry Estate as recorded in the R.M.C. office for Greenville County South Carolina in Plat Book Q page 25 and having according to a survey made by R.W. Dalton, dated April 1959 the following metes and bounds to wit:

Beginning at an iron pin on the South Easterly side of Darlington Ave. at a point 330 Feet north east of the Easterly corner of the intersection of Darlington Ave. and Berkley Ave., said pin being the joint front corner of Lots 22 and 23 and running thence with the joint line of said lot S. 47-40 E. 131 feet to an iron pin; thence with the rear line of lot No 7 N 43-0 E 60 feet to an iron pin, joint rear corner of lots 21 and 22; thence with the joint line of said lots N 47-40 W. 131 feet to an iron pin on the South Easterly side of Darlington Ave; thence along the South Easterly side of Darlington Ave. S. 43-0 W 60 feet to the point of beginning.

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

*John R. Gaffney*  
\_\_\_\_\_  
*Walter Banks*  
\_\_\_\_\_  
(Witness)

*William H. Rivers* (I.S.)  
\_\_\_\_\_  
William H. Rivers  
*Dorsa C. Rivers* (I.S.)  
\_\_\_\_\_  
Dorsa C. Rivers

GREENVILLE CO. S.C.  
MAY 30 10 44 AM '69  
OLLIE FARNSWORTH  
R.M.C.