

JUN 2 - 1969

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Benjamin Frank Hunt Marie Hunt 29 3 rd St., Woodside Greenville, S. C.		MORTGAGEE, UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S. C.			
LOAN NUMBER 21900	DATE OF LOAN 5-26-69	AMOUNT OF MORTGAGE 4200.00	FINANCE CHARGE \$ 1050.00	INITIAL CHARGE \$ 150.00	CASH ADVANCE \$ 3000.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 11	DATE FIRST INSTALMENT DUE 7-11-69	AMOUNT OF FIRST INSTALMENT \$ 70.00	AMOUNT OF OTHER INSTALMENTS \$ 70.00	DATE FINAL INSTALMENT DUE 6-10-71

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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near the City of Greenville, Greenville, County, South Carolina, and being more particularly describes as Lot 99, Section "A", as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S. C.," made by Pickell and Pickell, Engineers, Greenville, S. C., January 15, 1950, and recorded in the R.M.C. Office for Greenville County, in Plat Book "W", at pages 111-117 inclusive.



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 hereof 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 Thorne
(Witness)

E. E. Sewell
(Witness)

Benjamin Frank Hunt (I.S.)
Benjamin Frank Hunt

Mrs. Marie Hunt (I.S.)
Marie Hunt