

29441

FILED PROPERTY MORTGAGE

ORIGINAL

GREENVILLE, CO. S. C.

NAME AND ADDRESS OF MORTGAGOR(S) William R. Kohrdt Mary I. Kohrdt Rt. 1, Box 147-B Fountain Inn, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
DATE OF LOAN 6/9/69		AMOUNT OF MORTGAGE \$ 1133.40	
FINANCE CHARGE \$ 323.40		INITIAL CHARGE \$ None	
CASH ADVANCE \$ 810.00		NUMBER OF INSTALMENTS 60	
DATE DUE EACH MONTH 9th		DATE FIRST INSTALMENT DUE 7/9/69	
AMOUNT OF FIRST INSTALMENT \$ 18.89		AMOUNT OF OTHER INSTALMENTS \$ 16.89	
DATE FINAL INSTALMENT DUE 6/9/74			

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.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.

All that piece, parcel, or lot of land lying, being and situate in the State of South Carolina, County of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Dunklin Bridge Road S. 37-37 E. 114 feet to an iron pin; thence S. 50-03 W. 218.8 feet to an iron pin; thence S. 9-54 W. 269.3 feet to an iron pin; thence S. 57-46 E. 119.1 feet to an iron pin; thence S. 33-01 W. 504-5 feet to an iron pin; thence S. 04-31 W. 433 feet to an iron pin; thence S. 26-38 W. 653.6 feet to an iron pin; thence along Horse Creek S. 65-50 W. 185.7 feet; thence along said Creek 81-53 W. 147.3 feet; thence along said Creek N. 52-49 W. 83.9 feet to an iron pin; thence N. 26-42 E. 1,594.9 feet to an iron pin in pine stump; thence N. 3-34 E. 422.1 feet to an iron pin; thence N. 53-38 E. 351.6 feet to the beginning corner, being 12.12 acres, more or less, and having been surveyed by C. R. Riddle, R. S., June 1969, said plat not being recorded.

This deed is made subject to any restrictions and easements that may appear of

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void record, on the recorded plat, or on the promises.

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 P. Goffin
[Witness]
Serradette Gabel
[Witness]

William R. Kohrdt (I.S.)
William R. Kohrdt
Mary I. Kohrdt (I.S.)
Mary I. Kohrdt

\$1133.40

12.12 Acres, Dunklin Bridge Road.



82-1024 (6-67) - SOUTH CAROLINA

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Dec 19 74

Ollie Farnsworth