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REAL PROPERTY MORTGAGE

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ORIGINAL

JUL 29 1969
GREENVILLE O.C.S.C.
JUL 29 4 45 PM '69
OLLIE FARNWORTH

NAME AND ADDRESS OF MORTGAGOR(S) James T. Thackston Sarah Thackston 502 Gulliver St. Fountain Inn, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21986	DATE OF LOAN 7/29/69	AMOUNT OF MORTGAGE 7088.00	FINANCE CHARGE 1833.70	INITIAL CHARGE 171.43	CASH ADVANCE 5096.30
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST INSTALMENT DUE 9/15/69	AMOUNT OF FIRST INSTALMENT 118.00	AMOUNT OF OTHER INSTALMENTS 118.00	DATE FINAL INSTALMENT DUE 8/15/74

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 and being in situato in the county and state, aforesaid, Fairview Township, and in the corporate limits of the Town of Fountain Inn on the south side of Gulliver St. with the following metes and bounds to wit:

Beginning in the center of the said Gulliver St., joint corner with lands of J. G. McKelvey, running thence across an iron pin in the edge of said street S 53-55 E 187 foot along joint line with said J. G. McKelvey to a stake; thence S 37-45 W along joint line with other land of Charles Henry Woods 75 feet to a stake; thence N 53-55 W. 187 foot crossing an iron pin in the edge of said Gulliver St. to the center of said street; thence with the center of said Gulliver St. N 41-45 E 75 foot to the point of beginning and bounded by other lands of Charles Henry Woods, J. G. McKelvey and said Gulliver St.

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

[Signature]
(Witness)
[Signature]
(Witness)

[Signature] (I.S.)
James T. Thackston
[Signature] (I.S.)
Sarah Thackston