

OCT 30 1969 0249

REAL PROPERTY MORTGAGE BOOK 1140 PAGE 605 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Richard R. Ballew Elizabeth G. Ballew 9 McLean Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
OCT 30 1969 Mrs. C. P. Newirth R. M. C.					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	10/24/69	\$ 3000.00	\$ 750.00	\$ 107.14	\$ 2112.86
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	12	12/12/69	\$ 50.00	\$ 50.00	11/12/71

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.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 lot of land in the County of Greenville, State of South Carolina, shown as property of J. T. and Mary C. Royster on plat of C. G. Jones, dated November 27, 1961, and recorded in the R. M. C. Office for Greenville County in plat book ZZ at page 159, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of McClain Avenue, at a point 175 feet southeast of Welcomes Avenue, and running thence along McClain Avenue, S 15 E., feet to an iron pin; thence N 75 E, 175 feet to an iron pin; thence N 15 W, 75 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

Walter Bank

(Witness)

Richard R. Ballew

Richard R. Ballew (I.S.)

Pat C. Lowry

(Witness)

Elizabeth G. Ballew

Elizabeth G. Ballew (I.S.)