

RECORDING FEE

REAL PROPERTY MORTGAGE

BOOK 1141 PAGE 641

ORIGINAL

PARTIAL AND ADDRESS OF MORTGAGOR(S)

Gerald M. Covington  
Dorothy Covington  
21 Beechwood Ave.  
Greenville, S. C.

NOV 18 1969

11272

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY

ADDRESS:

46 Liberty Lane  
Greenville, S. C.

LOAN NUMBER 22126	DATE OF LOAN 11/4/69	AMOUNT OF MORTGAGE 5040.00	FINANCE CHARGE 1260.00	INITIAL CHARGE 180.00	CASH ADVANCE 3600.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST INSTALLMENT DUE 12/15/69	AMOUNT OF FIRST INSTALLMENT 84.00	AMOUNT OF OTHER INSTALLMENTS 84.00	DATE FINAL INSTALLMENT DUE 11/15/74

## 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 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 lot of land with the buildings and improvements thereon, situate on the North side of Beechwood Avenue, in the City of Greenville, in Greenville County, South Carolina, shown as a part of Lot 21 on plat of Eastover made by R. E. Dalton, Engineer, July, 1920, recorded in the RMG Office for Greenville County, S. C., in Plat Book "F", at pages 41 and 42 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northside of Beechwood Avenue, at joint front corner of Lots 20 and 21, and running thence along the North side of Beechwood Avenue, N. 71-55 W. 60 feet to an iron pin at corner of Lot now or formerly owned by S. R. Wiggin; thence with the line of said Wiggin lot, N 20-0 E. 152 feet, more or less, to an iron pin in the rear of Lot 21; thence S. 41-19 E. 62.25 feet to a poplar tree at corner of Lot 20; thence with line of Lot 20, S. 18-05 W. 149 feet to the beginning corner.

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 Mortgagor'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

*J. P. M. Bell*  
(Witness)

*Gerald M. Covington* (S.)  
Gerald M. Covington

*Suzanne Foster*  
(Witness)

*Dorothy Covington* (S.)  
Dorothy Covington

