

RECORDING FEE

REAL PROPERTY MORTGAGE

BOOK 1142 PAGE 183

ORIGINAL

PAID TO THE STATE OF SOUTH CAROLINA

Donald A. Cantrell
Dorothy Cantrell
12 Donny Brook Ave
Greenville, S. C.

NOV 14 1968
M.C.L.

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY

ADDRESS: 46 Liberty Lane
Greenville, S. C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11/12/69	3000.00	765.00	109.29	2185.71
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	20th	12/20/69	51.00	51.00	11/20/74

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 lot of land in the county of Greenville, known and designated as Lot No. 91 on plat of Colonia Co. recorded in plat book G, at page 112 of the RMC Office for Greenville County, S. C., said lot having a frontage of 60 feet on the northwest side of Donnybrook Avenue, a depth of 200 feet and a rear width of 53 feet.

This is the same property conveyed to G. W. Richardson by Lelia T. McKinney June 14, 1926 recorded in deed volume 104, page 100. Subsequently G. W. Richardson died testate leaving all of his property to his wife, Ida K. Richardson, as will appear by his will on file in the Probate Court for Greenville County in Apartment 762 file 15. Subsequently, Ida K. Richardson died testate May 1968 as will appear by her will on file in the probate court for Greenville County in Apartment 1033 file 9, and this deed is executed under power of sale contained in her will.

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

Joseph Griffen Jr.
(Witness)

Rufus Verlein
(Witness)

Donald A. Cantrell (I.S.)
Donald A. Cantrell

Dorothy C. Cantrell (I.S.)
Dorothy Cantrell

UNIVERSAL
CIT
LOANS

82-1024 (6-67) - SOUTH CAROLINA