

PENDING FEE

DEC 23 1969

REAL PROPERTY MORTGAGE

BOOK 1145 PAGE 33

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) GARY M. MARTIN & SUSAN MARTIN # 4 RAHAN ST. TAYLORS S.C.		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
		12-18-69	\$ 3120.00	\$ 780.00	\$ 111.43	\$ 2228.57
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE	
60	6th	2-6-70	\$ 52.00	\$ 52.00	1-6-75	

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 east side of Bahan Street near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot No. 34 on Plat 2 of Property of M. S. Bradley, recorded in the R.M. C. Office for Greenville County, South Carolina, in Plat Book "A", at page 162, and having, according to said plat, the following notes and bounds, to-wit:

Beginning at an iron pin on the east side of Bahan Street, said pin being 119.2 feet north from the northwest corner of the intersection of Bahan Street and Lee Road and run thence through Lot 34 s. 88-10 o. 123.1 feet to an iron pin; thence n. 0-42 w. 180 feet to an iron pin; thence n. 88-10 w. 123.1 feet to an iron pin on the east side of Bahan Street; thence along the east side of Bahan Street s. 00-42 o. 109 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 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

Annell L. Scott
(Witness)

John Bell
(Witness)

Gary M. Martin (R.S.)
Gary M. Martin

Susan Martin (R.S.)
Susan Martin