

JAN 1970
 16510
 16510
 16510

16510

REAL PROPERTY MORTGAGE BOOK 1146 PAGE 625 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGOR(S) Elmo A. Garner Rachel E. Garner 1409 Edwards Rd. Taylors, S. C.		RECORDING FEE PAID \$ 1.50	MORTGAGEE, UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 16 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE	
	1/21/70	\$ 7560.00	\$ 1908.15	\$ 200.00	\$ 5151.85	
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE	
60	3rd	3/3/70	\$ 126.00	\$ 126.00	2/3/75	

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 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 in Chick Springs Township, Greenville, South Carolina, shown as unnumbered lot on a plat of Mayfair Estates, Subdivision, recorded in Plat Book "S", at page 72, and 73, of the R.M.U. Office for Greenville County, and being more particularly described as follows:

Beginning at an iron pin on the west side of Edwards Road, at the southeast corner of Lot No. 3, Block E, Mayfair Estates, and running thence with the line of said lot N. 60-48 W. 150 feet to an iron pin at the joint corner of Lots 3 and 5, Block E, said Mayfair Estates; thence S. 74-57 W. 27.1 feet to an iron pin; thence S. 18-40 E. 248.5 feet to an iron pin on Edwards Road; thence N. 24-36 E. 186 feet to the beginning point, and being identically the same property conveyed to Grantor by deed recorded in Deed Book 683, at page 16.

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
 John R. Griffin Jr. (Witness)
 R. L. Ray (Witness)

X Elmo A. Garner (Mortgagor)
 Elmo A. Garner
 Rachel E. Garner (Mortgagor)
 Rachel E. Garner