

JAN 23 1970

REAL PROPERTY MORTGAGE

BOOK 1146 PAGE 627

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: 16510 James Ray Willis Willie M. Willis Rt. 3 Greer, S. C.		RECORDING FEE PAID \$ 1.50	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
	1/22/70	\$ 1872.00	\$ 312.00	\$ 74.29	\$ 1485.71
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
36	22nd	2/22/70	\$ 52.00	\$ 52.00	1/22/73

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 O'Neal Township, Greenville County, State of South Carolina, School District No. 315, and containing a Fraction of an acre, more or less, and described as follows:

Beginning seventy (70) feet westward from the Seller's corner on the northern side of the Willis ten-foot drive at an iron pin on the said drive and running thence westward with said drive one hundred thirty (130) feet to an iron pin; thence northerly along other property of the grantor one hundred fifty (150) feet to an iron pin; thence easterly a new line through the property of Harmon R. Willis one hundred thirty (130) feet to an iron pin; thence southerly one hundred fifty (150) feet to the point of beginning on the said Willis Driveway; together with the right to the use, unencumbered and unincumbered, in and to the said driveway and said driveway, and said driveway is not at any time blocked, stopped up, or obliterated either by the grantee and/or his family or by any other owners along said driveway.

This is a part of the same property conveyed to Harmon R. Willis by deed of J.A. Bennetfield, Nov. 30th, 1946 and recorded in Vol. 304 at page 418 in the Mortgage Book for all said, said County 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

Ray
(Witness)

James Ray Willis
James Ray Willis (I.S.)

Bernard Lee Foster
(Witness)

Willie M Willis
Willie M. Willis (I.S.)

Paid and fully satisfied this 26th day of January 1971