

RECORDING FEE 1.50 FEB 27 1970 18997 FILED REAL PROPERTY MORTGAGE BOOK 1149 PAGE 163 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Alvin Ervin Kelley Bobbie J. Kelley 101 McMakin Dr. Greenville, S. C.		FEB 27 1970 M.B. Co. Greenville R. M. Co.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2/25/70	7560.00	1908.05	200.00	5451.85
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	15th	4/15/70	126.00	126.00	3/15/75

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.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 situate, lying and being on the southern side of McMakin Drive, near the City of Greenville, County of Greenville, State of South Carolina, being shown as lot No. 67 on a Plat of Perry Property, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "I", at page 32, and having, according to a more recent plat of "Property of Alvin Ervin Kelley and Bobbie J. Kelley", prepared by R. B. Bruce, R.L.S., dated June 3, 1966, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 67 and 68 on the southern edge of McMakin Drive, and running thence along the southern edge of McMakin Drive N. 79-28 E. 50 feet to the southwestern corner of the intersection of McMakin Drive and Von Hollen Drive (formerly King Street); Thence along the western edge of Von Hollen Drive S. 10-17 E. 150 feet to a point; thence S. 79-28 W. 50 feet to a point; thence along a line of Lot No. 68 N. 10-17 W. 150 feet to a point, the point of beginning.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his successors and assigns forever.
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

R. D. Ray (Witness)
Alvin Ervin Kelley (Mortgagor)
Bobbie J. Kelley (Mortgagor)