

MAR 20 1970

20558

REAL PROPERTY MORTGAGE

RECORDING FEE PAID \$ 150

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) JACK Y. OWENS CONNIE C. OWENS 19 THEODORE DR. GREENVILLE, S. C. 29611		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S.C. 29601			
LOAN NUMBER 22272	DATE OF LOAN 3-13-70	AMOUNT OF MORTGAGE \$ 4400.00	FINANCE CHARGE \$ 1057.66	INITIAL CHARGE \$ 60.44	CASH ADVANCE \$ 2811.90
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 20	DATE FIRST INSTALLMENT DUE 4-20-70	AMOUNT OF FIRST INSTALLMENT \$ 69.00	AMOUNT OF OTHER INSTALLMENTS 69.00	DATE FINAL INSTALLMENT DUE 3-20-75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH that Mortgagor (s); 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~~ lot of land with improvements lying on the southwestern side of Theodore Drive near the City of Greenville, County of Greenville, state of South Carolina, being shown and designated as Lot No. 24 on a plat of the subdivision of Carolina Heights, made by Dalton & Neves, Engineers, dated August, 1964, and recorded in the R. M. C Office for Greenville County, South Carolina, in Plat Book "BBB", at pg. 29, reference to which is hereby craved.

This property faces on the southwestern side of Theodore Drive a distance of 105 feet, runs back in parallel lines for a depth of 145 feet and is 105 feet wide across the rear lot line.

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

[Signature]
(Witness)

Jack Y. Owens
JACK Y. OWENS (L.S.)

[Signature]
(Witness)

Connie C. Owens
CONNIE C. OWENS (L.S.)