

RECORDING FEE PAID \$ 1.50

24453
MAY 8 1970
FILED
MAY 8 1970
Mrs. C. ...
R. L. C. ...
WORTH

MAY 8 1970

BOOK 1154 PAGE 479 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Cornell W. Kilgore Nannie Mae Kilgore Rt. 3 Simpsonville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 5/7/70	AMOUNT OF MORTGAGE \$ 4500.00	FINANCE CHARGE \$ 1125.00	INITIAL CHARGE \$ 160.71	CASH ADVANCE \$ 3214.29
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 12th	DATE FIRST INSTALMENT DUE 6/12/70	AMOUNT OF FIRST INSTALMENT \$ 75.00	AMOUNT OF OTHER INSTALMENTS \$ 75.00	DATE FINAL INSTALMENT DUE 5/12/75

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 certain piece, parcel or lot of land lying and being situate in Fairview Township, Greenville, County, State of South Carolina, on the southeast side of Neeley Ferry Road, adjoining lands of E. L. Martin Estate and other lands of Grantor, and being more fully described as follows:

BEGINNING at a nail in the center of the Neeley Ferry Road, iron pin in Martin Line at 35 feet and running thence from center of road along Martin line S. 88-45 E. 410 feet to a stake; thence by a new line N. 17-00 W. 105 feet to a stake; thence by a new line N. 88-45 W. 410 feet to a point in the center of Neely Ferry Road; thence along center of said Road S. 17-00 E/ 105 feet to the point of beginning, containing one (1) acre, more or less, and being a portion of the same lands conveyed to the Grantors by Sam Boyd and Prudence Boyd by deed recorded in Deed Book 642, at page 396.

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. Roy
(Witness)
J. Walter Boyd
(Witness)

Cornell W. Kilgore (L.S.)
Cornell W. Kilgore
NANNIE MAE KILGORE (L.S.)
Nannie Mae Kilgore