

JUN 2 1970

RECORDING FEE

PAID \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1156 PAGE 609 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William F. Perkins Jacqueline F. Perkins 423 Bishop Dr. Mauldin, S. C.		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
	5/28/70	\$ 5400.00	\$ 902.48	\$ 200.00	\$ 4297.52
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	15th	7/15/70	\$ 150.00	\$ 150.00	6/15/73

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being known as lot No. 86, on a plat of Bishop Heights, dated January, 1966, and recorded in the R.M.C. Office for Greenville County, in Plat Book "BBB", at page 171, and having, according, to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bishop Drive, joint front corner of Lots Nos. 85 and 86 and running thence with the line of Lot No. 85 S. 64-18 E. 200 feet to an iron pin; Thence S. 25-42 W. 100 feet to an iron pin on the line of Lot No. 87 N. 64-18 W. 200 feet to an iron pin on the southeastern side of Bishop Drive; thence along said Drive N. 25-42 E. 100 feet to 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. R. G. (Witness)
Linda Puffitt (Witness)

William F. Perkins (L.S.)
Jacqueline F. Perkins (L.S.)

UNIVERSAL C.I.T. LOANS 82-1024 A (4-70) - SOUTH CAROLINA

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 2 PAGE 604

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Sept 1971

Ollie Lamm
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P.M. NO. 7258