

RECORDING FEE
PAID \$ 1.50

28539 JUN 26 1970
XX REAL PROPERTY MORTGAGE BOOK 1159 PAGE 165 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Calvin T. Bowen Alma E. Bowen 205 Phillips Lane Greenville, 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
	6/25/70	\$ 3000.00	\$ 750.00	\$ 107.14	\$ 2142.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	25th	7/25/70	\$ 50.00	\$ 50.00	6/25/75

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 piece, parcel or lot of land situate, lying and being in the southeast side of Phillips Lane, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 17 on plat of property of John T. Douglas and T. F. Huguenin, revised by Haskel Martin, Architect, November 28, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book "Q", at page 200, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Phillips Lane at the joint front corner of Lots 16 and 17, said pin being 1,370.4 feet in a southwesterly direction from the point where the southeast side of Augusta Road and running thence with the line of Lot 16 S. 42-30 E. 154 feet to an iron pin; thence S. 47-11 W. 61.7 feet to an iron pin; thence N. 41-30 W. 154 feet to an iron pin of the southeast side of Phillips Lane; thence along the southeast side of Phillips Lane N. 47-11 E. 58.7 feet to the beginning corner.

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 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)
[Signature]
(Witness)

Calvin T. Bowen ^{CTB} (L.S.)
Calvin T. Bowen
Alma E. Bowen (L.S.)
Alma E. Bowen