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DEC 18 1970
REAL PROPERTY MORTGAGE

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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Clyde T. Bagwell, Sr. Inez Bagwell Rt. 1 Fountain Inn, 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
	12/15/70	\$ 4860.00	\$ 1215.00	\$ 173.57	\$ 3471.43
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15th	1/15/71	\$ 81.00	\$ 81.00	12/15/75

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

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, 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, being and situate in the County and State aforesaid, Fairview Township, just outside the corporate limits of the Town of Fountain Inn on the South side of Extension of N. Main Street, U.S. Highway No. 276 as now located, with the following metes and bounds to-wit: Beginning at an iron pin on the south side of the right of way of U.S. No. 276, Extension of N. Main Street, joint front corner with Lot No. 5, as shown on a plat made by G. O. Riddle, Surveyor, October 29, 1953, designated as Map No. 1 Vaughn Heights, property of J. C. Vaughn, running thence with the joint line of said lot No. 5 S. 14-04 W. 152.2 feet to an iron pin, back joint corner with said Lot No. 5 on line of Lot No. 14; thence along joint back line of Lot No. 14 N. 76-32 W. 84.83 feet to an iron pin on back line of Lot No. 13, joint back corner with Lot No. 7; thence with the joint line of said Lot No. 7 N. 12-15 E. 150 feet to an iron pin in the southern edge of right of way of U. S. No. 276, extension of N. Main Street; thence with the southern edge of said right of way S. 76-32 E. 90 feet to an iron pin the point of beginning,

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

and bounded by Lots Nos. 7, 5, 13 and 14 as shown on said plat, The within premises being conveyed being known and designated on said Plat as Lot No. 6.

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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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]

[Signature] (L.S.)
Clyde T. Bagwell

[Signature] (L.S.)
Inez Bagwell



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