

GREENVILLE, S. C.

16423

REAL PROPERTY MORTGAGE BOOK 1178

RECORDED FREE

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR: Malcolm G. Sanders (Property located at) Sybil Sanders Rt. 6 R.M.C. 9 Rocky Slope Rd. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT ADDRESS: 46 Liberty Lane Greenville, S. C.		PAID BY 150	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1/14/71	\$ 3360.00	\$ 840.00	\$ 120.00	\$ 2400.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	14th	2/14/71	\$ 56.00	\$ 56.00	1/14/76

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 piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, about one mile north of Chick Springs and lying east of Saint Mark Road, and being known and designated as Lot No. 12 and one-half of Lot No. 13, adjacent to each, of a subdivision of the W.B. Williams property and having in the aggregate the following metes and bounds, according to a Plat and survey by H. L. Dunahoo, S. E., January 21, 1947, said Plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Q" at page 121:-

BEGINNING at a stake on the south side of a county road at a corner of Lot No. 11 and running thence with line of Lot No. 11 in a southeasterly direction 150 feet to a stake in line of Lot No. 43; thence with line of Lots Nos. 43 and 42, N. 65-30 E. 75 feet to a stake which is the middle of lot No. 13; thence in a northeasterly direction 150 feet to a stake on the south side of county road; thence with said county road S. 62-48 W. 75 feet to the beginning corner.

My share in the above described property which is being hereby conveyed, and my right, title and interest therein, were acquired by me through the deed of Margaret S. Sanders, dated July 24, 1961, and recorded in The R.M.C. Office for Greenville County in Deed Book 678 at page 488.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, 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]
Malcolm G. Sanders

[Signature]
Sybil Sanders



82-1024B (6-70) - SOUTH CAROLINA