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MAY 24 1971

REAL ESTATE MORTGAGE BOOK 1192 PAGE 95 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) THOMAS E. WILSON MARGARET WILSON RT. 1 OLD FARR'S BRIDGE RD. GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-19-71	\$ 5340.00	\$ 1335.00	\$ 190.71	\$ 3547.29
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	20th	6-20-71	\$ 89.00	\$ 89.00	5-20-76

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 CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, OR TO BE CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE PARIS MOUNTAIN TOWNSHIP, BEING PART OF AN UNSUBDIVIDED SECTION OF THE PROPERTY OF LLOYD W. GILSTRAP AS SHOWN ON PLAT THEREOF PREPARED BY DEAN C. EDENS, R. L. S., AUGUST 10, 1957, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 00, AT PAGES 66 AND 67, AND BEING ALSO KNOWN AND DESIGNATED AS LOT NO. 34 AND THE SOUTHWESTERN ONEHALF OF LOT NO. 33 AS SHOWN ON A SUBSEQUENT REVISION OF SAID PLAT WHICH IS NOT YET RECORDED AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE JOINT REAR CORNER OF LOTS NOS. 23 AND 24 AS SHOWN ON THE ABOVE MENTIONED PLAT RECORDED IN PLAT BOOK 00, AT PAGES 66 AND 67 AND RUNNING THENCE ALONG THE JOINT LINE OF LOTS NOS. 34 AND 35 AS SHOWN ON THE REVISED PLAT, S. 38 30E. 145 FEET TO A NAIL CAP IN THE CENTER OF THE OLD FARRIS BRIDGE ROAD; THENCE ALONG THE CENTER OF THE OLD FARRIS BRIDGE ROAD, N. 80-40 E. 46.5 FEET TO A NAIL CAP

IN THE CENTER OF SAID ROAD; THENCE CONTINUING ALONG THE CENTER OF SAID ROAD, N. 46 E. 66 FEET TO A NAIL CAP AT THE JOINT FRONT CORNER OF LOTS NOS. 33 AND 34 AS SHOWN ON THE REVISED PLAT; THENCE CONTINUING WITH THE CENTER OF SAID ROAD, N. 46 E 52.5 FEET TO A NAIL CAP IN THE CENTER OF THE FRONT LINE OF LOT NO. 33 THENCE ALONG A NEW LINE THROUGH THE CENTER OF LOT NO. 33 N. 38-30 W. 145 FEET MORE OR LESS, TO A POINT IN THE CENTER OF THE REAR OF LINE OF LOT NOS. 22; THENCE ALONG THE REAR LINE OF LOTS 22 AND 23, S. 51-50 W. 150 FEET TO THE BEGINNING CORNER; BEING THE SAME CONVEYED TO ME BY LLOYD W. GILSTRAP BY DEED OF EVEN DATE, TO BE RECORDED HERewith

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)

*Pat Roberts*  
(Witness)

*Thomas E. Wilson* (L.S.)  
THOMAS E. WILSON

*Margaret Wilson* (L.S.)  
MARGARET WILSON