

MAY 28 1971

28627

REAL PROPERTY MORTGAGE

BOOK 1192 PAGE 645

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) JOHN W. KENT MARTHA D. KENT 111 FAIRHAVEN DR. TAYLORS, 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
	5-26-71	\$ 4560.00	\$ 110.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	INITIAL CHARGE
60	10th	7-10-71	\$ 162.86
			AMOUNT OF OTHER INSTALMENTS
			\$ 76.00
			CASH ADVANCE
			\$ 3257.14
			DATE FINAL INSTALMENT DUE
			5-26-76

**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 Mortgagee in 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 SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF FAIRHAVEN DRIVE, NEAR THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. 231 AS SHOWN ON A PLAT PREPARED BY PIEDMONT ENGINEERS AND ARCHITECTS, DATED MAY 1963 ENTITLED, "SECTION 4, ORCHARD ACRES", AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK YY, AT PAGE 115, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF FAIRHAVEN DRIVE AND RUNNING N3-21W 206.6 FEET TO AN IRON PIN AT THE REAR POINT CORNER OF LOTS #231 AND #230; RUNNING THENCE N75-42 E. 91.6 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF LOTS #232 AND #231; RUNNING THENCE S3-21 E. 224.0 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF FAIRHAVEN DRIVE; THENCE RUNNING ALONG THE NORTHERN SIDE OF FAIRHAVEN DRIVE S86-39W 90.0 FEET TO AN IRON PIN; POINT OF BEGINNING.

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

*Pat Roberts*  
Pat Roberts  
(Witness)

*John W. Kent*  
JOHN W. KENT (L.S.)  
*Martha D. Kent*  
MARTHA D. KENT (L.S.)