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SEP 23 1971 12:15

REAL PROPERTY MORTGAGE BOOK 1207 PAGE 453 ORIGINAL

RECORDING FEE PAID \$ 1.50

NAME AND ADDRESS OF MORTGAGOR JERRY LACOUNTS 5 BLUE MOUNTAIN DR. GREENVILLE, S. C.		MORTGAGEE CIT FINANCIAL SERVICES 10 WEST STONE AV. GREENVILLE, S. C.	
LOAN NUMBER 23040	DATE OF LOAN 9-17-71	AMOUNT OF MORTGAGE \$ 9360.00	FINANCE CHARGE \$ 2391.24
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 23 5th	DATE FIRST INSTALLMENT DUE 11-5-71	AMOUNT OF FIRST INSTALLMENT \$ 156.00
			INITIAL CHARGE \$ 136.64
			CASH ADVANCE \$ 6832.12
			AMOUNT OF OTHER INSTALLMENTS \$ 156.00
			DATE FINAL INSTALLMENT DUE 10-5-76

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 of 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 LOT OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED AS LOT NO. 45, ON PLAT OF BLUE MOUNTAIN PARK SUBDIVISION, MADE BY JAMES M. BEESON, ENGINEER, MARCH 15, 1955, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "EE", AT PAGE 121, SAID LOT HAVING A FRONTAGE OF 100 FEET ON THE SOUTH SIDE OF BLUE MOUNTAIN DRIVE, A PARALLEL DEPTH OF 160 FEET AND A REAR WIDTH OF 100 FEET.

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

M. J. Turner
(Witness)

Philly Beach
(Witness)

Jerry P. Lacount
JERRY P. LACOUNT (L.S.)

Joyce Lacount
JOYCE LACOUNT (L.S.)