

7125

SEP 7 1972
ELIZABETH RIDDLE

REAL PROPERTY MORTGAGE 1248

PAGE 219 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Gary M. Watson Sandra R. Watson , Sandra Jean Reeves 102 McMakin Drive Greenville, S.C.		MORTGAGEE UNIVERSAL CIT CREDIT COMPANY ADDRESS CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-1-72	\$ 6720.00	\$ 1890.37	\$ 200.00	\$ 4629.63
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	10-15-72	\$ 112.00	\$ 112.00	9-15-77

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, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, in that section known as Sans Souci, about three miles north of the City of Greenville, near the New Windsor Road, on McMakin Drive, said lots having the following lines and courses, to-wit: Beginning at an iron pin on the northern edge of a six foot sidewalk running along McMakin Drive and the western edge of a sidewalk running along King Street at the north-western corner of the intersection of said McMakin Drive and King Street and running thence along the northern edge of said sidewalk running along McMakin Drive, S. 79-28 W 100 feet to an iron pin; joint front corner of Lots Nos. 91 and 92; thence along the line of Lot No. 91, N 10-17 W 150 ft. to an iron pin, joint rear corner of Lots Nos. 91 & 92; thence N 79-28 E 100 ft. to an iron pin on the western edge of said sidewalk running along King St.; thence along the western line of said sidewalk, S 40-17 E 150 ft. to an iron pin, the beginning corner, said lots being known and designated as Lots Nos. 92 and 93 on Plat recorded in the MC Office for Greenville County, in Plat Book I, at Page 32, which Plat is hereby referred to and made a part hereof; being the same conveyed to Ruth T. Cunningham by Richard F. Green by deed dated July 20, 1964, recorded in the MC Office for Greenville County in Deed Book 706, Page 311.

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

J. W. Cochran
(Witness)

Mason Heath
(Witness)

Gary M. Watson (L.S.)
Sandra Jean Reeves Watson (L.S.)



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