

REAL PROPERTY MORTGAGE

BOOK 1121 PAGE 157 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Charles H. Phillips and Jessie G. Phillips 9 Thomas St. (Monaghan Mills) Greenville, S. C. 29611		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
52246	3-28-69	\$ 3589.80	\$ 1025.80	NONE	\$ 2564.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	12	5-12-69	\$ 59.83	\$ 59.83	11-12-74

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH 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 (hereinafter "Mortgagee") in the above Amount of Mortgage 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 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 with the improvements thereon, situate, lying and being in Monaghan Mill Village, Greenville County, S. C., being more particularly described as Lot 51, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948, recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 179 and 181, and having according to said plat the following metes and bounds:

BEGINNING at a point on Thomas Street and running thence N. 3-11 E., 145 feet to a point in alley; thence S. 73-11 W., 75 feet to point in said alley; thence S. 30-53 E., 134.8 feet to the intersection of said alley with Thomas Street; thence along Thomas Street, S. 86-49 E., 133 feet to the beginning corner.

A portion of the lot fronting on Thomas Street now lies within the boundary of said street.

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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

John P. Griffin
(Witness)
Peggy A. McKie
(Witness)

Charles H. Phillips (U.S.)
Charles H. Phillips
Jessie G. Phillips (U.S.)
Jessie G. Phillips

