

27803K

REAL PROPERTY MORTGAGE

BOOK 1126 PAGE 279

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Dr. Richard L. Alpert Margaret H. Alpert 112 Lake Forest Dr. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
DATE OF LOAN MAY 21 1969					
LOAN NUMBER 21898	DATE OF LOAN 5/20/69	AMOUNT OF MORTGAGE \$ 7320.00	FINANCE CHARGE \$ 1845.93	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5274.07
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 4th	DATE FIRST INSTALMENT DUE 7/4/69	AMOUNT OF FIRST INSTALMENT \$ 122.00	AMOUNT OF OTHER INSTALMENTS \$ 122.00	DATE FINAL INSTALMENT DUE 6/4/74

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 (hereafter "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 certain piece, parcel or lot of land, in Greenville County, State of South Carolina, being known and designated as lot 70 on plat of property of Stone Lake Heights, section 2, recorded in plat book W; Page 87 and having according of said plat the following metes and bounds to wit;

Beginning at an iron pin on the Southeastern side of Lake Forrest Dr. at joint front corner of lots 69 and 70, and running thence with the joint line of said lots S 50-41 E 170 feet to an iron pin; thence N 39-13 W 100 feet to an iron pin on Southeastern side of Lake Forest Dr. thence along the Southeastern side of Lake Forest Dr. S 39-59 W 100 Feet to the beginning.

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

J. M. Bell
(Witness)

Richard L. Alpert (I.S.)
Richard L. Alpert

Bernadette Foster
(Witness)

Margaret H. Alpert (I.S.)
Margaret H. Alpert