

JUN 23 1969

30684 XX



REAL PROPERTY MORTGAGE

BOOK 1129 PAGE 361

ORIGINAL

|  |                          |                                      |  |  |                                      |
|--|--------------------------|--------------------------------------|--|--|--------------------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S)<br>Clarence and Velma Broome<br>104 Sunnydale Dr.<br>Greenville, S.C. |                          | MRS. C. S. LANDWORTH<br>R. M. C.     |  | MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY.<br>ADDRESS: 10 West Stone Ave.<br>Greenville, S.C. |                                      |
| LOAN NUMBER<br>21925   | DATE OF LOAN<br>6-18-69  | AMOUNT OF MORTGAGE<br>\$ 7320.00     | FINANCE CHARGE<br>\$ 1845.93             | INITIAL CHARGE<br>\$ 200.00  | CASH ADVANCE<br>\$ 5274.07           |
| NUMBER OF INSTALLMENTS<br>60   | DATE DUE EACH MONTH<br>1 | DATE FIRST INSTALLMENT DUE<br>8-1-69 | AMOUNT OF FIRST INSTALLMENT<br>\$ 122.00 | AMOUNT OF OTHER INSTALLMENTS<br>\$ 122.00  | DATE FINAL INSTALLMENT DUE<br>7-1-74 |

**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 piece, parcel or lot of land situate, lying and being on the Southern side of Butler Ave. near the City Of Greenville, County of Greenville, State of South Carolina, being known and designated as lots nos. 11 and 12 as shown on a plat of prepared by Madison H. Woodward, dated May, 1946, entitled "Cole Acres, property Carolina, in plat Book "P", at page 73.

Butler Avenue hereinabove referred to is sometimes known as Sunnydale Avenue.

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  
E. E. Russell (Witness)  
John Thayer (Witness)

X Clarence Broome (I.S.)  
Clarence Broome  
X Velma Broome (I.S.)  
Velma Broome