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REAL PROPERTY MORTGAGE

BQOK 1132 PAGE 511 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Emmett Walker, Jr. Shelby Jean Walker Rt. 2, Holborne Lane Taylors, S. C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.		
LOAN NUMBER 21983	DATE OF LOAN 7/28/69	FINANCE CHARGE \$ 1808.76	INITIAL CHARGE \$ 103.36	CASH ADVANCE \$ 5167.88	
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 3rd	AMOUNT OF FIRST INSTALLMENT \$ 118.00	AMOUNT OF OTHER INSTALLMENTS \$ 118.00	DATE FINAL INSTALLMENT DUE 8/3/74	

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 the County of Greenville, State of South Carolina, being shown and designated as lot #19 on plat of Section One, Brookwood Forrest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX at page 97 and having according to said Plat the following metes and bounds to wit:

Beginning at an iron pin on the easterly side of Bond St. at the joint front corner of the lots Nos. 18 & 19 and running thence S 88-55 E, 156 feet to an iron pin; thence along the line of lot No. 7, S 5-47 W, 126 feet to an iron pin on the northerly side of Holborne Lane; thence with the Northerly side of Holborne Lane, N 89-05 W, 120 feet to an iron pin; thence on the radius of a curve, the chord of which is N 44-05 W 36 feet to an iron pin on the easterly side of Bond St.; thence with the easterly side of Bond St., N 0-55 E, 100 feet to an iron pin the point of 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

*Walter Banks*  
\_\_\_\_\_  
(Witness)

*John P. Giffin*  
\_\_\_\_\_  
(Witness)

*Emmett Walker, Jr.*  
\_\_\_\_\_  
(S.)

*Shelby Jean Walker*  
\_\_\_\_\_  
(S.)  
Shelby Jean Walker