

ORIGINAL

FILED JUL 31 1970
REAL PROPERTY MORTGAGE

NAME AND ADDRESS OF MORTGAGOR: CARY T. JOHNSON ANN M. JOHNSON 127 COLVIN RD. GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL CIT. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C. BOOK 15 PAGE 328			
LOAN NUMBER 29462	DATE OF LOAN 7-21-70	AMOUNT OF MORTGAGE \$ 4860.00	FINANCE CHARGE \$ 1215.00	INITIAL CHARGE \$ 173.57	CASH ADVANCE \$ 3228.43
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 5	DATE FIRST INSTALLMENT DUE 9-5-70	AMOUNT OF FIRST INSTALLMENT \$ 81.00	AMOUNT OF OTHER INSTALLMENTS \$ 31.00	DATE FINAL INSTALLMENT DUE 8-5-75

SAID AND CANCELLED OF RECORD
13 - THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

Donnie S. Tankersley
R. M. C. THORNTON WITNESSETH that Mortgagor (all, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal City Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any of its advances to be 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

Cancelled Donnie S. Tankersley
ALL THAT PIECE, PARCEL OR LOT OF LAND IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, IN BUTLER TOWNSHIP, ON THE NORTHERN SIDE OF COLVIN ROAD, BEING SHOWN AS LOT 49 ON PLAT OF HERITAGE HILLS RECORDED IN PLAT BOOK YY AT PAGE 187, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF COLVIN ROAD AT THE JOINT FRONT CORNER OF LOTS 49 AND 50, AND RUNNING THENCE WITH LINE OF LOT 50, AND WITH THE CENTER OF A DRAINAGE EASEMENT, S. 3 W. 137.1 FEET TO AN IRON PIN; THENCE N. 85-35 E. 127.6 FEET TO AN IRON PIN ON REAR CORNER OF LOT 48; THENCE WITH LINE OF LOT 48, S. 94 162 FEET TO AN IRON PIN ON COLVIN ROAD; THENCE WITH THE NORTHERN SIDE OF COLVIN ROAD, N. 83-01 W 110 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED BOOK 841 AT PAGE 60.

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TO HAVE AND TO HOLD all and singular the premises described above unto the said *Donna Smith* and *Robert* with the Mortgagee shall fully and accurately in the terms the indebtedness hereby secured and this mortgage shall become null and void if the Mortgagee shall pay off 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 the event 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 Mortgagee with interest of 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 sale 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
Bill
Steve Church
Cary T. Johnson
Ann M. Johnson

RECORDED 1973 day of March 1973
29226
APR 1 1973
FILED GREENVILLE CO. S.C. 12 11 PM '73