

21296

FILED GREENVILLE REAL PROPERTY MORTGAGE

BOOK 1119 PAGE 199 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Sims J. Goodlett 502 Worley Rd. Greenville, S.C.		MORTGAGEE, UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.	
LOAN NUMBER 21790	DATE OF LOAN 3-7-69	AMOUNT OF MORTGAGE \$ 4200.00	FINANCE CHARGE \$ 1050.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 7th	DATE FIRST INSTALMENT DUE 4-7-69	AMOUNT OF FIRST INSTALMENT \$ 70.00
			INITIAL CHARGE \$ 150.00
			AMOUNT OF OTHER INSTALMENTS \$ 70.00
			CASH ADVANCE \$ 3000.00
			DATE FINAL INSTALMENT DUE 3-7-74

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

THIS INDENTURE WITNESSETH that the 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 of 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 in the County of Greenville, State of South Carolina, on the western side of Worley Road and being known and designated as Lot No. 1 on plat of Property of J. C. McClure, recorded in the R. M. C. Office for Greenville County in Plat Book #GG, at Page 82 (also being a portion of Lot No. 5 of the property of Bayliss Russell as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "H", at Page 98) and having, according to said McClure plat the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Worley Road at the corner of property now or formerly owned by B.F. Bowen and running thence along said Road, N. 33-46 W. 100 Ft. to an iron pin; thence S. 8-24 W. 104.2 Ft. to an iron pin; thence N. 82-50 E. 158.4 Ft. to 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.

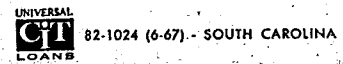
Signed, Sealed, and Delivered
In the presence of

John M. Bell
(Witness)

Sims J. Goodlett (L.S.)

David Miller
(Witness)

_____ (L.S.)



FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 320

SATISFIED AND CANCELLED OF RECORD
2 DAY OF Sept 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P. M. NO. 6705