

REGULATION NO. 22  
COMPLIED WITH

RECORDING FEE  
PAID \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1277 PAGE 21 ORIGINAL

George C. Gutshall  
Mildred Gutshall  
Rt. 3, Hwy. 25  
Travelers Rest, SC

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY  
ADDRESS: CIT Financial Services, Inc.  
10 W. Stone Avenue  
Greenville, SC

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-4-73	\$ 7080.00	\$ 1808.76	\$ 103.36	\$ 5167.88
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	9	6-9-73	\$ 118.00	\$ 118.00	5-9-78

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

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, the following described real estate

together with all improvements thereon situated in South Carolina, County of Greenville. All that lot of land in the county of Greenville, South Carolina, in Saluda Township, containing 24.44 acres, being a part of Tract 1 of the John H. Trammell property, and having the following metes and bounds, to wit: Beginning at an iron pin on the western side of New Buncombe Road (U. S. Hwy. 25) at the corner of property of Estelle Redding, and running thence S 54-15 W, 1,083 feet to an iron pin; thence along property of Tom Chatos, S 76 W, 755 feet to the old line; thence S 88-30 W, 93 feet; thence along property of O. B. Chapman, et al, N 17-30 W, 420 feet thence N 19-30 W, 1,793 feet to an iron pin; thence along property of Cammie Bank and property of Paul Hawkins, N 74-50 E, to the center of Mush Creek, estimated to be 1.064 feet, more or less; thence down and with center of Mush Creek as the line an estimated 210 feet, more or less; thence 74-50 E, about 210 feet to center of U. S. Hwy 25; thence along said highway S. 35-15-E, 444 feet to a bend; thence still with said highway, S 30-45 E, 802 feet to a bend; thence still with said highway, S 39-30 E, 494.5 feet to the poing of beginning and being the same property conveyed to me in deed book 385 at page 257.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*BD Smith*  
(Witness)

*George C. Gutshall* (L.S.)

*J.A. Moss*  
(Witness)

*Mildred Gutshall* (L.S.)

MAY 9 1973  
DONALD S. TANKERSLEY