

RECORDING FEE 25757
 PAID \$ / 60
 MAY 25 1970
 FILED
 REAL PROPERTY MORTGAGE BOOK 1156 PAGE 79 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY			
Billy Young Hattie Young Rt. 4 Piedmont, S. C.		ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5/19/70	\$ 4608.00	\$ 970.11	\$ 173.23	\$ 3464.66
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
48	26th	6/26/70	\$ 96.00	\$ 96.00	5/26/74

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 in the State of South Carolina, County of Greenville, in Grove Township, being shown on Plat of George Young, recorded in Plat Book "AAA", at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in an access road 497.5 feet S. 28-30 E. from Reedy Fork Road at the corner of other property conveyed to Edward Young in Deed Book 677, at page 466, and running thence along the property of Ray S. 28-30 E. 309.5 feet to an iron pin; thence S. 73-52 W. 92.4 feet to an iron pin; thence N. 32-11 W. 294.9 feet to an iron pin; thence N. 63-54 E. 109.3 feet to the point of beginning and being a portion of that property conveyed to George Young in Deed Book 677, at page 457.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his 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 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

[Handwritten Signature]
 (Witness)
[Handwritten Signature]
 (Witness)

Billy Young (U.S.)
 Billy Young
Hattie Young (U.S.)
 Hattie Young