

RECORDING FEE

PAID \$ 1.50

JUL 17 1970
1345

REAL PROPERTY MORTGAGE

BOOK 1160

PAGE 655

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY			
JAMES E. BAYNE RT # 2 TRAVELERS REST, S. C.		ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF LOAN	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7-10-70	\$ 1160.00	\$ 1134.31	\$ 64.82	\$ 3018.87
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	8-15-70	\$ 74.00	\$ 74.00	7-15-75

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 tract of land in Bates Township, Greenville County, State of South Carolina, lying on the north side of Old White Horse Road and contains four and 44/100 acres, more or less, having the following metes and bounds:

BEGINNING at a point in the White Horse Road, corner of the Thomas land at a culbert and running thence along road N. 52-45 E. 384 feet to a stake; N. 40-00 W. 370 feet to a stake; thence N. 51-11 W. 260 feet to a stake; thence N. 32-06 W. 185 feet to a stake; thence N. 77-00 W. 163 feet to an iron pin on Joe Coleman's line on bank of road; thence S. 36-23 E. 79.5 feet to an iron pin, corner of Coleman land, Thomas land and land now or formerly of Benson and O'Neal; thence S. 31-45 E. 1007 feet to beginning corner.

The above described property is the same conveyed to me by Nora Benson and Nattie Nell B. O'Neal by deed dated May 11, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Book 677 at page 259, and this conveyance is subject to the right-of-way provision contained in that deed.

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:

[Signature]
(Witness)

James E. Bayne (L.S.)
JAMES E. BAYNE

Sandy Jordan
(Witness)