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FILED REAL PROPERTY NOV 23 1970 Mrs. Gray R. M. C.

NOV 23 1970 MORTGAGE 12374 BOOK 1173 PAGE 399

NAME AND ADDRESS OF MORTGAGOR(S) William C. Good & Jackie Good Route # 3 Travelers Rest, South Carolina		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 2260	DATE OF LOAN 10-10-70	AMOUNT OF MORTGAGE \$ 4992.00	FINANCE CHARGE \$ 1115.84	INITIAL CHARGE \$ 17.15	CASH ADVANCE \$ 3676.48
NUMBER OF INSTALMENTS 48	DATE DUE EACH MONTH 13th-	DATE FIRST INSTALMENT DUE 12-13-70	AMOUNT OF FIRST INSTALMENT \$ 104.00	AMOUNT OF OTHER INSTALMENTS \$ 104.00	DATE FINAL INSTALMENT DUE 11-13-74

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

Near Travelers Rest, South Carolina, adjoining lands of Johnson, Tyler, and other property of grantor, and being shown as one (1) acre tract of land on that plat entitled "property of Jackie G. Good", which plat is recorded in the RMC office for Greenville County, South Carolina, in plat book NNN, page 161, and having according to said plat, the following metes and bounds, to-wit; BEGINNING at an iron pin in the northern line of property of now or formerly of Tyler and other property of the grantor, said pin being 817 feet, N 86-10 W, from the joint corner of property of Tyler and the grantor and the Western side of US Highway No. 25 and runs thence N 86-10 W, 20 feet to a point; thence S 82-19W, 193.5 feet to a point; thence N 10-45 E along the line of Johnson, 220 feet to a point; thence S 80-00 E, along the lines of property of grantor, 210 feet to a point; thence still along the line of property of the grantor S 13-06 W, 170 feet to the point of beginning. This being a part of the same property conveyed to the grantor by deed of John J. Byrne, dated March 6, 1956 in Deed book 547, page 108. Grantee to pay 1967 taxes.

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
[Signature] (Witness) *[Signature]* (L.S.)
[Signature] (Witness) *[Signature]* (L.S.)