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REAL PROPERTY MORTGAGE BOOK 1220 PAGE 565 ORIGINAL

|  |                     |  |                            |                             |                           |
|--|---------------------|--|----------------------------|-----------------------------|---------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S)<br>Carl T. Poole<br>Lila H. Poole<br>109 Deering St.<br>Laurens, S.C. |                     | MORTGAGEE<br><del>UNIVERSAL CREDIT COMPANY</del><br>ADDRESS: CIT Financial Services, Inc.<br>46 Liberty Lane<br>Greenville, S.C. |                            |                             |                           |
| LOAN NUMBER  | DATE OF LOAN        | AMOUNT OF MORTGAGE   | FINANCE CHARGE             | INITIAL CHARGE              | CASH ADVANCE              |
|  | 1-26-72             | \$ 4440.00   | \$ 1268.57                 | \$ 158.57                   | \$ 3171.43                |
| 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                  | 3-15-72  | \$ 74.00                   | \$ 74.00                    | 2-15-77                   |

**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 Laurens

All that piece, parcel or lot of land in Laurens No. 11 Township, Laurens County, State of South Carolina and known as all of lot No. 24, and the Northern half of lot No. 23 of Block "B" of a sub-division known as Garlington Place developed by J.C. Todd, in the northeastern section of the City of Laurens, SC and surveyed by J. Yeagin, Engineer April 14, 1947, plat recorded in Plat Book No. 5, at Laurens, SC, in the Office of the Clerk of Court for Laurens County, SC. said lot has the following courses and distances to wit: Beginning at an Iron Stake where the south side of Marion Street Extension intersects the west side of Deering St., thence along the west side of Deering Street S 9-50 W seventy-five (75) feet to an Iron Stake, thence N 83-00 W one Hundred sixty (160) feet to an Iron Stake, thence N 0-50 W 75 feet to an Iron Stake, thence S 83-00 E 160 ft. to the point of beginning. Bounded as follows:  
North by Marion Street Extension  
East by Deering Street  
South by Southern half of Lot No. 23 of Block "B" of said survey  
And West by Lot No. 13 of Block "B" of said survey.

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

*John A. Goffley*  
(Witness)  
*James L. Moore*  
(Witness)

*Carl T. Poole*  
(L.S.)  
Carl T. Poole  
*Lila H. Poole*  
(L.S.)  
Lila H. Poole