



BOOK 1111 PAGE 473 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William E. & Peggy Poag 17 Tanewood Drive Route 6 Greenville, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Avenue Greenville, S.C.	
LOAN NUMBER 21710	DATE OF LOAN 11-23-68	AMOUNT OF MORTGAGE \$ 7200.00	FINANCE CHARGE \$ 1814.81
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 23rd	DATE FIRST INSTALMENT DUE 12-23-68	AMOUNT OF FIRST INSTALMENT \$ 120.00
			INITIAL CHARGE \$ 200.00
			AMOUNT OF OTHER INSTALMENTS \$ 120.00
			CASH ADVANCE \$ 5185.19
			DATE FINAL INSTALMENT DUE 11-23-73

#13924

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:

Beginning at an iron pin on the Northeastern side of Lanewood Dr. at the joint front corner of Lots Nos. 17 & 18 and running thence along the line of lot no. 18, N. ~~XX~~ 26-59 E. 175 ft. to an iron pin; thence N. 63-01 W. 100 ft. to an iron pin at the rear corner of lot No. 16; thence along the line of Lot No. 16, S. 26-59 W. 175 ft. to an iron pin on the Northeastern side of Lanewood Dr; thence along Lanewood Dr. S. 63-01 E. 100 ft to the beginning corner; being the same conveyed to me by Frank P. Hammond by deed dated Mar 12, 1962, to be recorded herewith.



If the Mortgagor shall fully pay according to its terms the indebtedness, 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

W. Keith Thompson (Witness)
Barbara Poag (Witness)

William E. Poag (L.S.)
Peggy Poag (L.S.)

UNIVERSAL C.I.T. LOANS 82-1024 (6-67) - SOUTH CAROLINA

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 8 PAGE 44

SATISFIED AND CANCELLED OF RECORD
20 70 DAY OF July 19 70
Elizabeth Reddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12 O'CLOCK P. M. NO. 577