

RECORDING FEE  
PAID 150

15865 JAN 15 1970  
REAL PROPERTY MORTGAGE BOOK 1146 PAGE 225

ORIGINAL

4572.00  
1 acre near Travelers Rest

NAME AND ADDRESS OF MORTGAGOR(S) William C. Good & Jackie Good Rt #3 Travelers Rest, S. C.		MORTGAGEE, UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, S. C.			
DATE OF MORTGAGE JAN 5 1970		MORTGAGEE'S ADDRESS 10 West Stone Ave. Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1-8-70	\$ 4572.00	\$ 949.90	\$ 1699.62	\$ 3392.48
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
48	13	2-13-70	\$ 94.00	\$ 94.00	1-13-74

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.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, near Travelers Rest, South Carolina, adjoining lands of Johnson, Tyler, and other property of grantor, and being shown as a 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 MNN, 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 line 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.

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

Sandy E. Taylor  
(Witness)  
E. E. Bennett  
(Witness)

William C Good (I.S.)  
X Jackie Good (I.S.)

(CONTINUED ON NEXT PAGE)