

22288
 FILED
 APR 13 1970
 REAL PROPERTY MORTGAGE
 BOOK 1152 - PAGE 311 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Ben T. Taylor Barbara M. Taylor Route 1 Simpsonville, S.C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.		
RECORDING FEE PAID \$ 1.50					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-7-70	4680.00	1170.00	167.14	3342.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	11th	5-11-70	78.00	78.00	4-11-75

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 lot or tract of land lying in the County of Greenville, State of South Carolina, and containing eight (8) acres, more or less, lying near Gilder's Creek on the west side of Adams Mill Road, also known as S. C. Highway No. 142, and adjoining property now or formerly of Donald D. Campbell, R. E. Ingold, and the Adams Mill Road, and having the following metes and bounds, to-wit:

BEGINNING at a point near the center of Adams Mill Road on the line of property now or formerly of R. E. Ingold and running thence N. 62½ W. 864.1 feet, more or less; thence N. 9½ W. 344.52 feet, more or less; thence S. 70 E. 748.44 feet, more or less; thence S. 49 E. 369.6 feet to a point; near the center of Adams Mill Road; thence with the center of the said road as a line in a southerly direction 210 feet, more or less, to the point of beginning.

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)

[Signature] (L.S.)
 Ben T. Taylor

[Signature]
 (Witness)

[Signature] (L.S.)
 Barbara M. Taylor