

NAME AND ADDRESS OF MORTGAGOR(S) RALPH MARTIN HOOPER 1205 EDWARDS ROAD TAYLORS, S. C.		APR 28 3 06 PM '70 OLLIE FARNSWORTH R. M. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22326	DATE OF LOAN 4-17-70	AMOUNT OF MORTGAGE \$ 5580.00	FINANCE CHARGE \$ 395.00	INITIAL CHARGE \$ 199.29	CASH ADVANCE \$ 3706.71
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 17	DATE FIRST INSTALMENT DUE 5-17-70	AMOUNT OF FIRST INSTALMENT \$ 93.00	AMOUNT OF OTHER INSTALMENTS \$ 93.00	DATE FINAL INSTALMENT DUE 4-17-75

**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

BEGINNING at an iron pin on the northwestern side of Edwards Road, joint front corner of Lots Nos. 2 and 3 and running thence N. 57-48 W. 162.4 feet to an iron pin; thence with the rear line of Lots Nos. 1 and 2 N. 25-23 E. 70.9 feet to an iron pin on the southern side of Picadilly Drive; thence with the southern side of Picadilly Drive the following courses and distances: S. 86-00 E. 49 feet; S. 67-23 E. 48.5 feet; S, 57-48 E. 65 feet to a point on the southwestern corner of the intersection of Picadilly Drive and Edwards Road; thence with the curve of said intersection, the chord being S. 12-48 E. 21.2 feet, to an iron pin on the northwestern side of Edwards Road; thence with said Road S. 32-12 W. 85 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor herein by deed dated December 19, 1967 and recorded herewith.

This conveyance is made subject to restrictions, easements and rights of way appearing on record in the R. M. C. Office for Greenville County.

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  
*Michael Gilliam*  
[Witness]  
*Steve Amick*  
[Witness]

*Ralph M. Hooper* (L.S.)  
*Iris N. Hooper* (L.S.)