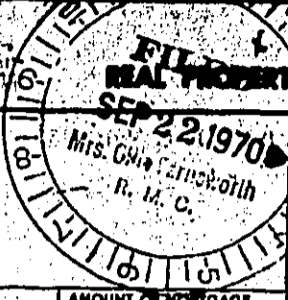


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RECORDING FEE



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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James W. Goodwin Bobbie Goodwin Rt. 4, Marshall Rd. Piedmont, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/21/70	\$ 3528.00	\$ 588.00	\$ 140.00	\$ 2800.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	1st	11/1/70	\$ 98.00	\$ 98.00	10/1/73

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 certain piece, parcel or lot of land situate, lying and being in Gantt Township, County of Greenville, State of South Carolina, on the Old Georgia Road and more particularly described as follows: BEGINNING at a bolt in the center of Georgia Road joint front corner with lot of Lula Chapman and running in a southern direction to an iron pin 21.1 feet to a bolt, continue in a southern direction with Lula Chapman line 209.2 feet; thence running in a westerly direction 105 feet to a stake; thence running 210 feet in a northerly direction to a pin; thence 25 feet same northerly direction to a bolt in the center of Old Georgia Road; thence running 105 feet along the center of said Georgia Road to the beginning point; Being bounded as follows: on the east by property of Lula Chapman; on the south and the west by property of Bertha Dean; on the north by Old Georgia Road and contains one-half acre, more or less. The Grantor herein came into possession under the Will of Ancrum Fuller as noted in Apartment 341, File 3, in the office of the Probate Judge for Greenville County, South Carolina.

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

John T. Guffey (Witness)
Annette Scott (Witness)

James W. Goodwin (L.S.)
Bobbie Goodwin (L.S.)