

MORTGAGOR: HAROLD THOMAS NEWTON Rt. #4 PICKENS, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY 10 WEST STONE AVE. GREENVILLE, S. C.	
LOAN NUMBER 22637	DATE OF LOAN 12-8-70	AMOUNT OF MORTGAGE \$ 10,325.80	FINANCE CHARGE \$ 2624.80
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALLMENT DUE 1-15-71	AMOUNT OF FIRST INSTALLMENT \$ 172.08
			INITIAL CHARGE \$ 200.00
			CASH ADVANCE \$ 6983.76
			AMOUNT OF OTHER INSTALLMENTS \$ 172.08
			DATE FINAL INSTALLMENT DUE 12-15-75

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00**

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of PICKENS: "All that certain piece, parcel or lot of land in the State of South Carolina, County of Pickens, near the corporate limits of the Town of Pickens, containing Ninety-three hundredths (.93) of an acre, more or less, bounded on the south by lands of Pickens County Auction Market; on the East by lands of Carl Newton, road intervening; on the northwest by lands of Carl Newton, road intervening and according to plat of Thomas C. Keith, Surveyor, dated January 1, 1957, being more fully described as follows: BEGINNING at point in intersection of road known as Prohibition Road leading to residence of W. T. Metts and road separating this tract from other lands of Carl Newton, running thence with the center of the last mentioned road North 71-45 East 139 feet to iron pins; thence continuing with the center of the road North 64-49 East 171.96 feet to iron pin in intersection of another road separating this tract from other lands of Carl Newton; thence with the center of the last mentioned road South 15-15 East 176.5 feet to iron pin; thence leaving the road and running along line of lands of Pickens County Auction Market South 86-30 West 516 feet to the BEGINNING corner; being a portion of the land conveyed to Carl Newton by Bessie N. Turner and Walt Turner

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*M. Bullum*  
(Witness)

*Harold Thomas Newton* (L.S.)

*Pat Roberts*  
(Witness)

(L.S.)