

FILED
DEC 23 1973

REAL PROPERTY MORTGAGE

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ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Herbert O. Goodjoin Helen B. Goodjoin 401 Boyd Avenue Simpsonville, S. C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 West Stone Avenue P.O. Box 2423 Greenville, S. C. 29602		
LOAN NUMBER 26030	DATE OF LOAN 12-20-73	AMOUNT OF MORTGAGE \$ 4,560.00	FINANCE CHARGE \$ 1302.86	INITIAL CHARGE \$ 162.86	CASH ADVANCE \$ 3257.14
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 26	DATE FIRST INSTALMENT DUE 1-26-74	AMOUNT OF FIRST INSTALMENT \$ 76.00	AMOUNT OF OTHER INSTALMENTS \$ 76.00	DATE FINAL INSTALMENT DUE 12-26-78

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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 Greenville
All that certain lot of land lying in the County of Greenville, State of South Carolina, near the Town of Simpsonville, and shown as Lot No. 103 on plat of Hunters Acres Subdivision, recorded in the R.M.C. office for Greenville County in Plat Book "BB", at Page 51, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Boyd Avenue at the joint front corner of Lots 102 and 103, and running thence with the joint line of said lots S. 1-14 W. 207.4 feet to an iron pin; thence N. 89-56 W. 80 feet to an iron pin at the joint, rear corner of Lots 103 and 104; thence with the join line of said lots, N. 1-14 E. 208.9 feet to an iron pin on the Southern side of Boyd Avenue; thence with the side of said Avenue, S. 88-46 E. 80 feet to an iron pin at the point of beginning.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County in Deed Book 776, at page 207.

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

John L. Carum
Witness
John Chapman
Witness

Herbert O. Goodjoin (L.S.)
Herbert O. Goodjoin
Helen B. Goodjoin (L.S.)
Helen B. Goodjoin

UNIVERSAL
C.I.T.
LOANS
82-10248 (6-70) - SOUTH CAROLINA

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