

PAID 5000

REGISTRATION NO. 22

COMPLIED WITH REAL PROPERTY MORTGAGE

BOOK 1289 PAGE 385 ORIGINAL

73
RSLEY

NAME AND ADDRESS OF MORTGAGOR(S): J. B. POOLE CAROLYN POOLE ROUTE 11, BOX 315 A1 TRAVELERS REST, S.C.			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: CIT FINANCIAL SERVICES 10 WEST STONE AVE. GREENVILLE, S.C.		
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2-28-73	\$ 3312.00	\$ 131.43	\$ 99.36	\$ 2628.57
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	XXXX 5	4-5-73	\$ 92.00	\$ 92.00	3-5-76

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 LOT OF LAND WITH ALL IMPROVEMENTS THEREON SITUATED IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ON THE NORTHEASTERN SIDE OF WEST DRIVE, BEING KNOWN AND DESIGNATED AS LOT NO. 13 ON THE PLAT OF COLEMAN HEIGHTS RECORDED IN THE REC OFFICE FOR GREENVILLE COUNTY IN PLAT "D" "II" AT PAGE 192. SAID LOT FRONTS 104.35 FEET ON THE NORTHEASTERN SIDE OF WEST DRIVE AND RUNS BACK TO A DEPTH OF 183.7 FEET ON THE NORTHWESTERN SIDE OF WEST DRIVE AND TO A DEPTH OF 183.7 FEET ON THE SOUTHEASTERN SIDE AND IS 104.35 FEET ACROSS THE REAR.

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)

Donna Smith
(Witness)

J. B. Poole (I.S.)
J. B. POOLE

Carolyn Poole (I.S.)
CAROLYN POOLE