

NAME AND ADDRESS OF MORTGAGEE <b>A. B. and Sara Key</b> 222 Tindal Ave. Greenville, S.C.		NAME AND ADDRESS OF MORTGAGOR (IF NOT COMPANY) <b>UNIVERSAL CREDIT COMPANY</b> 1000 W. BROADWAY GREENVILLE, S.C.			
LOAN NUMBER 22037	DATE OF LOAN 7-26-69	AMOUNT OF MORTGAGE \$20,000	FINANCE CHARGE \$1,000	INITIAL CHARGE \$88.57	EARLY ADVANCE \$250.00
NUMBER OF INSTALLMENTS 36	DATE DUE EACH MONTH 1	DATE FIRST INSTALLMENT DUE 11-1-69	AMOUNT OF FIRST INSTALLMENT \$583.33	AMOUNT OF OTHER INSTALLMENTS \$500.00	DATE FINAL INSTALLMENT DUE 10-1-78

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

THIS INDENTURE WITNESSETH that Mortgagor (to, if more than one) to secure payment of a promissory Note of even date from Mortgagor to Universal C.M. Credit Company (hereafter "Mortgagee") in the above amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time set to exceed said amount stated above, hereby grants, conveys, 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 at the southwest corner of intersection of Tindal Ave. and Jones Avenue and running thence along the west side of Jones Avenue S. 0-10 W. 200 Feet to an iron pin; thence S. 89-07 W. 65.1 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13; thence along line of Lot No. 13, N. 00-18 W. 200 feet to an iron pin of south side of Tindal Avenue; thence along South side of Tindal Ave. N. 89-07 E. 66.5 feet to the beginning.

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

Ray Coleman  
(Witness)  
W. B. Howell  
(Witness)

A. B. Key (S.S.)  
Sara Key (S.S.)  
Sara Key