

RECORDING FEE 26058 PAID \$ 120 MAY 28 1970 REAL PROPERTY MORTGAGE BOOK 1156 PAGE 307 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Billy W. Brewer Mary R. Brewer Rt. 8, Davis-Dr. Greenville, 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
	5/26/70	\$ 3960.00	\$ 990.00	\$ 141.43	\$ 2828.57
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	14th	7/14/70	\$ 66.00	66.00	6/14/75

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 of 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 piece, parcel or lot of land with the improvements thereon situate, lying and being on the easterly side of Davis Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot. No. 1 on plat of property of S. N. McClain as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book III at Page 140 and having according to more recent survey by Dalton & Neves, Engineers, dated February, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Davis Drive at joint front corner of lot No. 1 and Wallace (or formerly) property and thence along said boundary S. 75-21 E. 123.4 feet to an iron pin at joint rear corner of Lots 1 and 2; thence along the joint line of said lots S. 23-10 W. 232.5 feet to an iron pin at joint front corner of the said lots on the northerly side of Maxcey Avenue; thence along said Maxcey Avenue on an angle, the chord of which is N. 53-1- W. 44.7 feet to an iron pin; thence further along said avenue on an angle, the chord of which is N. 29-21 W. 60 feet to an iron pin; thence along the easterly side of Davis Dr. on an angle, the chord of which is N. 6-02 W. 62 feet to an iron pin; thence continuing along Davis Dr. N.20-19E., 113 feet to an iron pin at the point of beginning.

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

R. D. Reynolds (Witness)  
Franklin Banks (Witness)

Billy W. Brewer (L.S.)  
Billy W. Brewer

Mary R. Brewer (L.S.)  
Mary R. Brewer

UNIVERSAL C.I.T. LOANS 82-1024 A (4-70) - SOUTH CAROLINA

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 4 PAGE 128

SATISFIED AND CANCELLED OF RECORD  
7 DAY OF Dec. 19 71  
Ollie Samworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:25 O'CLOCK P. M. NO. 15721