

NAME AND ADDRESS OF MORTGAGOR'S Mary B. Gilmer R.M.C. 110 Midland St. Greenville, S.C.		MORTGAGEE: UNIVERSAL CIT. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S.C.			
LOAN NUMBER 26373	DATE OF LOAN 10-18-74	AMOUNT OF MORTGAGE \$ 3600.00	FINANCE CHARGE \$ 1028.57	INITIAL CHARGE \$ 128.57	CASH ADVANCE \$ 2571.43
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 1	DATE FIRST INSTALLMENT DUE 12-1-74	AMOUNT OF FIRST INSTALLMENT \$ 60.00	AMOUNT OF OTHER INSTALLMENTS \$ 60.00	DATE FINAL INSTALLMENT DUE 11-1-79

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

NOW, KNOW ALL MEN, that Mortgagor for, if more than one, to secure payment of a Promissory Note of even date from Mortgagor to Universal Cit. 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,

Beginning at an iron pin on the southeastern side of Midland Street, joint front corner of Lots Nos. 34 and 35 and running thence S. 31-13 E. 94.1 feet to an iron pin; thence N. 58-47 E. 75.1 feet to an iron pin; thence N. 31-38 E. 99.2 feet to an iron pin on the southern side of Twinbrook drive; thence with the southern side of Twinbrook Drive as it intersects with Midland Street the following courses and distances: N. 75-13 W. 75.2 feet; S. 64-03 W. 49 Feet; S. 49-50 W. 63.1 feet to an iron pin, the point of beginning.

As part of the consideration herein, grantee assumes and ~~xxx~~ agrees to pay that certain note and mortgage in favor of Cameron Brown Company which mortgage is recorded in the R.M.C. Office for Greenville County, S.C., in Mortgage Volume at Page , and in the original amount of \$
TO HAVE AND TO HOLD on 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.

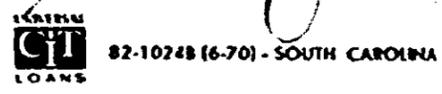
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Melanie M. Williams (Witness)
M. Williams (Witness)

X Mary B. Gilmer (L.S.)
(L.S.)



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