

REAL PROPERTY MORTGAGE

BOOK 1122 PAGE 169 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) James B. Brown Pearl M. Brown Rt. 4, Boling Road Taylors, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER 52278	DATE OF LOAN 4-8-69	AMOUNT OF MORTGAGE \$ 2644.80	FINANCE CHARGE \$ 751.80	INITIAL CHARGE \$ None	CASH ADVANCE \$ 1890.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST INSTALMENT DUE 5-15-69	AMOUNT OF FIRST INSTALMENT \$ 44.08	AMOUNT OF OTHER INSTALMENTS \$ 44.00	DATE FINAL INSTALMENT DUE 4-15-74

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 (hereinafter "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 piece parcel or lot of land in Chick Springs TP., Greenville County, State of S.C. about one mile South of the town of Taylors, near Brushy Creek Rd. and being part of lot #8 of N. G. Bolings estate as recorded in Platt Book H, page 223 and bounded by lands of Charles Hammett, J.G. Boling, Marvin Hale, Mary McKinney and other land of Grantor and containing Seven Acres more or less, having the following metes and bounds:

Beginning at an iron pin in the center of road and running thence with McKinneys line North 41-15 West 749 feet to an iron pin; thence with Hammetts line South 46-15 East 589.7 feet to iron pin in road; thence South 23-30 West 429.8 feet to nail in road; thence South 60 West 81.4 feet to beginning.

FILED
 GREENVILLE CO. S.C.
 APR 8 4 19 PM '69
 OLLIE FARRSWORTH
 R. REC.

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 or, in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.

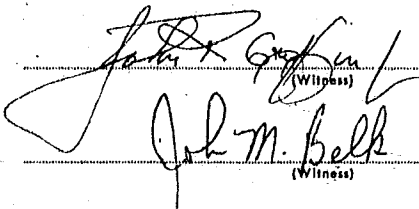
Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

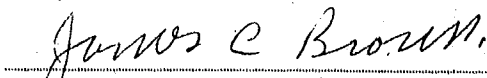
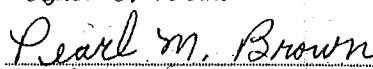
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

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


 (Witness)


 James C. Brown (L.S.)

 Pearl M. Brown (L.S.)