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 JUN 30 1969



NAME AND ADDRESS OF MORTGAGOR(S) 31289 Fred D. Sexton Sandra Sexton 117 Woodland Drive Mountain Inn, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21945	DATE OF LOAN 6/27/69	AMOUNT OF MORTGAGE \$ 4800.00	FINANCE CHARGE \$ 1200.00	INITIAL CHARGE \$ 171.43	CASH ADVANCE \$ 3428.57
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST INSTALLMENT DUE 8/10/69	AMOUNT OF FIRST INSTALLMENT \$ 80.00	AMOUNT OF OTHER INSTALLMENTS \$ 80.00	DATE FINAL INSTALLMENT DUE 7/10/74

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 (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 piece, parcel or lot of land, with the improvements thereon, situate lying and being in the State of South Carolina, County of Greenville being known as Lot 14, in Plat Book EE at page 101 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin of the western side of Woodland Drive at the corner of Lot 15, and running thence N. 78-15 W 235.5 feet to an iron pin; thence S20-49 W 45.3 feet to an iron pin, thence along the right of way of Duke Power Company S 60-35 feet 264 feet to an iron pin on the western side of Woodland Dr. thence along said Drive N 10 E 125.6 feet to the point of 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

John R. Griffin Jr.
 (Witness)
John M. Bell
 (Witness)

Fred D. Sexton
 Fred D. Sexton (L.S.)

Sandra Lee Sexton
 Sandra Sexton (L.S.)

Paid and fully satisfied this 31 day of May