

NAME AND ADDRESS OF MORTGAGOR(S) Foster F. Kay 10 Welcome Ave. Greenville, South Carolina		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
AUG 1 1969 2727 OLLIE FARNSWORTH R.M.C.					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
21992	7-30-69	\$7080.00	\$1783.70	\$200.00	\$5096.30
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	15th	9-15-69	\$118.00	\$118.00	8-15-74

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 (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 situate, lying and being near the city of Greenville, in the County of Greenville, State of South Carolina, being known and designated as lot #3, property of Harmon A. Maddon, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book T, Page 396, and having, according to said plat, the follow metes and bounds, to wit:

Beginning at an iron pin on the northerly side of Welcome Avenue, joint front corner of lots nos. 2 & 3, said iron pin being 160 feet in an easterly direction from the intersection of Beatrice Street and Welcome Avenue, and running thence along the northerly side of Welcome Avenue, N 67-48 E, 80 feet to an iron pin; thence N 21-55 W, 100 feet to an iron pin; thence S 67-48 W, 80 feet to an iron pin; thence S 21-55 E, 100 feet to an iron pin, 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 Mortgagor'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)
Walter Banks
(Witness)

Foster F. Kay (I.S.)
Foster F. Kay

(I.S.)