

MORTGAGEE M. G. Monroe Pearl P. Monroe 108 Welcome Ave. Greenville, S. C.		MORTGAGOR The Merchants' Credit Company 106 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
22092	10/8/69	\$180.00	1.20/100	1.16/100	1.3685/71
NUMBER OF INSTALLMENTS	DAYS DUE EACH MONTH	DATE FIRST PAYMENT DUE	AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL PAYMENT DUE
60	18th	11/15/69	86.00	86.00	10/18/74

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

THIS INSTRUMENT WITNESSETH that Mortgagee, here, if more than one, is secure payment of a Promissory Note of even date from Mortgagee to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagee, the Maximum Outstanding of any given loan 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 in Greenville County, State of South Carolina, on the southeastern corner of the intersection of McClain and Welcome Ave. and having the following metes and bounds to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Welcome and McClain Avenue and running thence along the south side of Welcome Avenue N.50-00E, 115 feet to an iron pin; thence S32-24 E, 194 feet to an iron pin; thence S 66-29 W 169.4 feet to an iron pin; thence along the eastern side of McClain Avenue N 15-00 W 175 feet to the point of beginning.

If the Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all taxes, assessments and charges against the above-described premises.

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

Mortgagee agrees in case of foreclosure of this mortgage, by sale 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)

_____ (Witness)
 _____ (Witness)

 Milton T. Monroe

 Pearl P. Monroe (R.S.)