

MAILING ADDRESS OF MORTGAGEE GREENVILLE, S.C. Harold C. Fowler Jo Ann Fowler Route 10 Box 286-A Greenville, S.C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS 116 Liberty Lane Greenville, S.C.	
DATE OF LOAN 10-13-69		AMOUNT OF MORTGAGE 7320.00	
FINANCE CHARGE 1845.93		INITIAL CHARGE 200.00	
CASH ADVANCE 5274.07		DATE FINAL INSTALLMENT DUE 11-1-74	
NUMBER OF INSTALLMENTS 60		DATE DUE EACH MONTH 1st	
DATE FIRST INSTALLMENT DUE Dec 1, 1969		AMOUNT OF FIRST INSTALLMENT 122.00	

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of a County Road leading from Greenville to Conestee, containing 3.6 acres, according to a survey dated August, 1968, by Webb Surveying and Mapping Co., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of County Road, joint front corner of property of the Grantor and that of Robert Fowler and running thence with the northeastern side of said County Road n. 7-09 w. 124 feet to a point; thence n. 60-36 e. 77 feet to an iron pin on the southern side of a creek; thence with the line of the creek the following courses and distances, to-wit: s. 48-54 e. 100 feet; s. 63-29 e. 265 feet; s. 31-04 e. 96.7 feet to an iron pin; thence with Robert Fowler line s. 66-46 w. 684 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 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 B. Griffin

(Witness)

Ray F. Under

(Witness)

Harold C. Fowler

Harold C. Fowler (M.S.)

Jo Ann Fowler

Jo Ann Fowler (M.S.)

