

RECORDING FEE  
PAID \$ 1.50

JAN 30 1970  
FILED REAL PROPERTY MORTGAGE  
JAN 30 1970  
Mis. Off. of Rec. & Gen. R. M. C.

16970

ORIGINAL

MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY  
ADDRESS: 46 Liberty Lane  
Greenville, S.C.  
BOOK 1147 PAGE 257

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1-26-70	\$ 2880.00	\$ 720.00	\$ 102.86	\$ 2057.14
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	11th	3-11-70	\$ 48.00	\$ 48.00	2-11-75

**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.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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being shown as Lot no. 63 on Plat of Washington Heights, recorded in Plat Book "F", at page 54, and having, according to said plat, the following metes and bounds, to-wit:

BEING: at an iron pin on the southwestern side of Cleo Street, (formerly Burnett Street) at the rear corner of Lot No. 44, and running thence with the rear line of Lots Nos. 44, 43 and 42 s. 87.5 feet to an iron pin at the corner of Lot No. 62; thence with the rear line of Lot No. 62 n. 46-35 s. 35 feet to an iron pin, corner of Lot No. 64; thence with the line of Lot No. 64 n. 43-25 w. 85.5 feet to iron pin on Cleo Street; thence with the southeastern side of said Street s. 46-35 w. 35 feet to the point of beginning.

Being the same property conveyed to James B. Brown and Bertha Brown from Rufford H. Hall, recorded in Deed Book 268, at page 449.

If the Mortgagor 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.

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 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 L. Guffey Jr.*  
(Witness)  
*Ed Ray*  
(Witness)

*J B Brown*  
J. B. Brown (L.S.)  
*Corine Brown*  
Corine Brown (L.S.)