

NAME AND ADDRESS OF MORTGAGOR(S) JAMES R. HUMPHREYS JR. & PATTI S. HUMPHREYS 3. NOTCHWOOD CT. GREENVILLE, S.C. 29602		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. STONE AVENUE GREENVILLE, S.C. 29602			
LOAN NUMBER	DATE OF LOAN 10-16-70	AMOUNT OF MORTGAGE 6720.00	FINANCE CHARGE 1890.37	INITIAL CHARGE 200.00	CASH ADVANCE 4493.63
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 11-16-70	DATE FIRST INSTALMENT DUE 11-16-70	AMOUNT OF FIRST INSTALMENT 112.00	AMOUNT OF OTHER INSTALMENTS 112.00	DATE FINAL INSTALMENT DUE 10-16-75

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

NOW, KNOW ALL MEN, 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 Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of **GREENVILLE**

ALL THAT LOT OF LAND IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, SITUATE AT THE INTERSECTION OF NOTCHWOOD COURT AND BIRCHBARK DRIVE NEAR THE CITY OF GREENVILLE, BEING SHOWN AS LOT NO. 25 ON PLAT OF SECTION II, PARDALE, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK BBB AT PAGE 121, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

FILED
OCT 23 1 35 PM '70
OLLIE FARNSWORTH
R.M.C.
GREENVILLE CO. S.C.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Steve Church
.....
(Witness)

James C. Gordon
.....
(Witness)

James R. Humphreys Jr.
..... (L.S.)
JAMES R. HUMPHREYS, JR.

Patti S. Humphreys
..... (L.S.)
PATTI S. HUMPHREYS