

MORTGAGEE Robert B. Jones Margaret C. Jones 206 Piedmont Park Ave. Taylors, S. C.		DEED & MORTGAGE No. 117-86		LENDER UNIVERSAL C.I.T. CREDIT COMPANY 16 Liberty Lane Greenville, S. C.	
DATE OF LOAN 12/11/70	AMOUNT OF LOAN \$100.00	PAYMENT PERIOD 1/30/71	PAYMENT PERIOD 1/30/71	PAYMENT PERIOD 1/30/71	PAYMENT PERIOD 1/30/71
NUMBER OF PAYMENTS 60	DATE OF FIRST PAYMENT 1/30/71	DATE OF LAST PAYMENT 1/30/71	PAYMENT PERIOD 1/30/71	PAYMENT PERIOD 1/30/71	PAYMENT PERIOD 1/30/71

**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 at 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, S.C.

That certain lot, parcel or tract of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the south side of Piedmont Avenue, in Piedmont Park, and being Lot No. 2 of the W. E. Young property and having the following courses and distances, to-wit:

BEGINNING at a stake on the south side of Piedmont Avenue, joint corner of Lots Nos. 1 & 2, and runs thence with the common line of Lots Nos. 1 & 2 S. 1-15 W. 199.1 feet to a post and iron pin; thence along the rear of said lot approximately N. 87-17 E. 100 feet to an iron pin, corner of Lot No. 3; thence along the line of Lot No. 3 N. 4-48 W. 198.7 feet to an iron pin on the south side of Piedmont Ave.; thence with the south side of Piedmont Ave. S. 87-17 W. 90 feet to the point of beginning.

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.

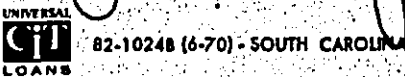
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*R. B. Jones*  
(Witness)  
*J. W. Chapman*  
(Witness)

*Robert B. Jones* (LS.)  
Robert B. Jones  
*Margaret C. Jones* (LS.)  
Margaret C. Jones



*Paid and fully satisfied this 23rd day of March 1971.  
Universal C.I.T. Credit Company  
By John T. Griffin Jr. Mgr.  
Witness Bernadette Foster*

SATISFIED AND CANCELLED OF RECORD  
24 DAY OF *March* 1971  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:26 O'CLOCK P. M. NO. 22171