

NAME AND ADDRESS OF MORTGAGOR(S) John W. Jones Ruby H. Jones 12 Allendale Lane Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1/12/71	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FIRST INSTALMENT DUE
60	12th	2/12/71	\$ 124.00	\$ 124.00	1/12/76

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 Mortgagee 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

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being the major part of Lot No. 9, on plat of Greenacre Dale Subdivision, recorded in Plat Book "CC", page 47, of the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:
 BEGINNING at an iron pin on the southwest side of Allendale Lane, the front joint corner of Lots Nos. 9 and 10, thence with the joint line of said lots S. 45-35 W. 150 feet to an iron pin; thence S. 44-26 E. 55 feet to an iron pin (which iron pin is 5 feet west from the rear joint corner of Lots Nos. 8 and 9); thence through Lot No. 9 N. 45-35 E. 114 feet to an iron pin; thence N. 53-30 E. 36.3 feet to an iron pin on the south side of Allendale Lane, the front joint corner of Lots Nos. 8 and 9; thence with the southwest side of Allendale Lane N. 44-25 W. 60 feet to the beginning corner.

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 relative, ever 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

[Signature] (Witness)
[Signature] (Witness)

[Signature] John W. Jones
[Signature] Mrs. Ruby H. Jones