

NAME AND ADDRESS OF MORTGAGOR(S)

Owen E. Johnson
Nancy B. Johnson
712 Confederate Circle
Taylors, S.C.

MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY

ADDRESS:
46 Liberty Lane
Greenville, S.C.

BOOK 1132 PAGE 307

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
21976	7-22-69	\$3456.00	\$ 727.58	\$ 129.93	\$ 2598.49
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
48	26th	8-26-69	\$ 72.00	\$ 72.00	7-26-73

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 (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 piece, parcel or lot of land situated, lying and being on the northern side of Confederate Circle and the eastern side of Strango Road, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as lot no. 15 of a Sub-division known as Sheffield Forest, Plat of which is recorded in the NMC for Greenville County in Plat Book AAA at page 47 and recording to said Plat has the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Confederate Circle at the joint corner of Lots Nos. 14 & 15 and running thence with said Lots N 6-0 E 150 feet to an iron pin; running thence S 84-0 W 189.3 feet to an iron pin on the eastern side of Strango Road; running thence with the eastern side of Strango Road S 22-57 E 147.8 feet to an iron pin at the intersection of Strango Road and Confederate Circle, which intersection is curved, the chord of which is S 64-16 E 37.5 feet to an iron pin on the northern side of Confederate Circle; running thence with the northern side of Confederate Circle N 74-25 E 65.4 feet to an iron pin; thence continuing with said Circle N 84-0 E 50 feet to an iron pin, point of beginning.

FILED
GREENVILLE CO. S.C.
JUN 25 11 24 AM '69
LILLIE FARNSWORTH
R.H.C.

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 hereof 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. ...
(Witness)
Walter ...
(Witness)

Owen E. Johnson
Owen E. Johnson (I.S.)
Nancy B. Johnson
Nancy B. Johnson (I.S.)