

RECORDING FEE

PAID \$ 1.50

NOV 19 871  
 OIT Financial Services, Inc.  
 BOOK 1214 PAGE 141

ORIGINAL

FROM THE ESTATE OF MORTGAGOR(S) Fred B. Fowler, Jr. Mary Ann Fowler Rt. 2 Box 483 Piedmont, S.C.		MORTGAGEE OIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11-18-71	\$ 2940.00	\$ 840.00	\$ 105.00	\$ 2100.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	7th	1-7-72	\$ 49.00	\$ 49.00	12-7-76

**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 Mortgagor to Universal C.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 piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina lying and situated West of Highway No. 29, Rehobeth School District, and having the following metes and bounds to-wit: BEGINNING at iron pin corner of S. B. Lopper line, thence N. 58 W. 92 feet 11 inches to iron pin (new corner), thence N. 3 1/2 W. 132 feet 6 inches to iron pin (new corner); thence S. 44 E. 105 feet 10 inches to iron pipe near small branch new corner; thence S. 34 E. 104 feet 8 inches to beginning corner, said tract containing twenty-seven one hundredths (27/100) of an acre, more or less.

This being the same piece, parcel or lot of land conveyed to Enoch M. and Helen G. Anderson by Thomas Ezelle Turner and Mildred L. Turner by deed and recorded in the Office of R.M.C. for Greenville County in Vol. 349, Page 237.

ALSO, All that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 21 acres, more or less, and according to a plat and survey by John C. Smith, Surveyor, dated March 30, 1956, being more particularly described as follows, to-wit:

BEGINNING AT an iron pin at the northeast corner of the tract herein conveyed; thence S. 22-53 W. 128.6 feet to an iron pin; thence N. 75-30 W. 60.3 feet to an iron pin; thence N. 18-40 E. 140 feet to an iron pin; thence S. 65-00 E. 70 feet to an iron pin, the BEGINNING corner. This tract is bounded on the north, west, and south by the lands of Mrs. Inez Lopper, and on the east by lands of E. M. Anderson. This is the same property conveyed to Enoch M. & Helen G. Anderson by deed of Inez Lopper, dated April 12, 1956, recorded in the Office of R.M.C. for Greenville County in Book of Deeds 550, Page 401. This is the same property conveyed to Fred B. Fowler, Jr. by deed of Enoch M. & Helen G. Anderson, dated April 13, 1967, said deed recorded in Office of R.M.C. for Greenville County, in Book 817 of Deeds, Page 339.

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

*John R. Griffin Jr.*  
 (Witness)  
*James R. Moore*  
 (Witness)

*Fred B. Fowler, Jr.*  
 Fred B. Fowler, Jr. (L.S.)  
*Mary Ann Fowler*  
 Mary Ann Fowler (L.S.)