

NAME AND ADDRESS OF MORTGAGOR(S) GEORGE W. & PATRICIA PROPEB 83 SANDRA AVE. GREENVILLE, S.C. 29611		MORTGAGEE'S ADDRESS UNIVERSAL C.I.T. CREDIT COMPANY 10 W. STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER 21766	DATE OF LOAN 1-13-69	AMOUNT OF MORTGAGE \$ 7320.00	FINANCE CHARGE \$ 1845.93	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5274.07
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 13	DATE FIRST INSTALMENT DUE 2-13-69	AMOUNT OF FIRST INSTALMENT \$ 122.00	AMOUNT OF OTHER INSTALMENTS \$ 22.00	DATE FINAL INSTALMENT DUE 1-13-74

**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 CERTAIN PIECE, PARCEL OR LOT OF LAND IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, TAKEN FROM THE NORTHEASTERN PORTION OF A 7.56 ACRE TRACT OWNED BY THE GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERN SIDE OF A PROPOSED 20 FOOT ROAD EXTENDING IN AN EASTERLY DIRECTION FROM LAKE VIEW DRIVE, AND RUNNING THENCE WITH THE JOINT LINE OF THE PROPERTY OF THE GRANTEE AND PROPERTY NOW OR FORMERLY OWNED BY WHITE, S. 23-55 W. 150 FEET TO PIN; THENCE S. 65-25 E. 100 FEET TO PIN; THENCE N 23-55 E. 150 FEET TO PIN ON PROPOSED 20 FOOT ROAD; THENCE WITH THE SOUTHERN SIDE OF SAID ROAD, N. 65-25 W. 100 FEET TO THE POINT OF BEGINNING

SAID PREMISES BEING A PORTION OF THE PROPERTY CONVEYED TO THE GRANTORS DEED RECORDED IN BOOK OF DEEDS 285 AT PAGE 195.

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 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

Peggy A. McKie (Witness)  
E. E. Remell (Witness)

George W. Propeb (I.S.)  
GEORGE W. PROPEB  
Patricia A. Propeb (I.S.)