

198 4433

ORIGINAL

LOAN NUMBER 1094-69		AMOUNT OF BORROWING \$80.00		INITIAL CHARGE 200.00		CASH ADVANCE 3574.07	
NUMBER OF INSTALLMENTS 60		DATE OF EACH MONTH 8th		AMOUNT OF FIRST INSTALLMENT 122.00		DATE FIRST INSTALLMENT DUE 10-8-74	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH that Mortgagee (all of whom shall and in every payment of a Preliminary Note of even date from Mortgagee to Universal C.F. Credit Company (hereinafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagee, 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 lot of land in Greenville County, South Carolina, on the eastern side of Forrester Drive near the city of Greenville, being shown as lot no. 5 on plat of Pine Forest recorded in Plat Book Q Q at page 106, and being further described as follows:

Beginning at an iron pin on the eastern side of said Drive, N. 4-38 W. 100 feet to an iron pin at corner of Lot 6; thence with line of Said Lot, N. 86 - 32E 175 feet to an iron pin; thence S. 4-38 E. 100 feet to an iron pin at corner of Lot 4; thence with line of Said Lot, S. 86 - 32 W. 175 feet to the beginning corner.

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Def. 8-10-10

If the Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagee 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 Mortgagee 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 Mortgagee to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagee 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 M. Bell
(Witness)

Lloyd A. Merritt
Lloyd A. Merritt (L.S.)

Ray S. Vanclair
(Witness)

Lucille Merritt
Lucille Merritt (L.S.)