

REAL ESTATE MORTGAGE

1083 4435

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR		MORTGAGEE - UNIVERSAL CITY CREDIT COMPANY				
Johnny S. Roberts Christine Roberts 6 Senator Pettus Ave. Greenville, S.C.		116 Liberty Lane Greenville, S.C.				
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE	
	10/2/69	\$2592.00	32.00	102.86	12957.11	
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE	
36	15th	11/15/69	72.00	372.00	10/15/72	

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 City Credit Company (hereinafter "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 thereof, hereby grants, bargains, sells, and conveys to Mortgagee the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville.

All of that certain piece, parcel or lot of land with the buildings and improvements thereon in Greenville County, State of South Carolina, near the city of Greenville, being known and designated as Lot No. 63, on Map 2 of San Souci Heights, recorded in the R.M.C. Office for Greenville, County in Plat Book 2 at page 53, and according to a survey made by R. W. Dalton in January 1956, is described as follows:

Beginning at a stake on the Northern side of Senator Pettus Avenue, 100 feet East from Callahan Avenue, at corner of Lot No. 62, and running thence with the Northern side of said Avenue N. 78-17 E. 70 feet to a stake at corner of Lot 64; thence with the line of said lot N. 2-28 E. 113.4 feet to a stake in line of Lot 60; thence with the line of said lot S. 71-24 W. 59.8 feet to a stake in line of Lot 61; thence with the line of said lot S. 0-51 W. 8.3 feet to a stake at corner of Lot 62; thence with the line of said Lot S. 13-10W. 73.5 feet to the beginning,

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

J. M. Bell

(Witness)

Johnny S. Roberts

Johnny S. Roberts (I.S.)
Christine Roberts

Christine Roberts (I.S.)

Sernadette Davis

(Witness)