

NAME AND ADDRESS OF MORTGAGOR(S) Mamie Jordan Rt. 2 Pelzer, S. C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5/3/71	\$ 1512.00	\$ 252.00	\$ 60.00	\$ 1200.00
NUMBER OF INSTALMENTS KR 36	DATE DUE EACH MONTH 21	DATE FIRST INSTALMENT DUE 6/21/71	AMOUNT OF FIRST INSTALMENT \$ 42.00	AMOUNT OF OTHER INSTALMENTS \$ 12.00	DATE FINAL INSTALMENT DUE 5/21/74

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.I.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 tract of land situate, lying and being in Oaklawn Township, County of Greenville, State of South Carolina, and more fully described as follows: BEGINNING at a point in the Cooley Bridge Road at corner of Tract No. 9 and running thence along line Lot No. 9 S. 77-45 E. 1095 feet to a stone; thence S. 0-30 W. 395 feet to a stone; thence S. 66-E. 500 feet to a stone; thence N. 15-30 E. 695 feet to a stake on Alvin Jordan line; thence with this line N. 77-30 W. 1850 feet to a point in Cooley Bridge Road; thence along said Road S. 1-45 E. 500 feet to the beginning corner, and containing twenty-five acres, more or less, and being part of the same land conveyed to me by deed of Addie Jordan, Et. al., dated September 23, 1934, and recorded in the Office of the R.M.C. ~~XXXXXX~~ for Greenville County, in Volume 187, at page 87.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

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 H. Chapman*  
(Witness)  
*J.W. Chapman*  
(Witness)

*Mamie Jordan* (LS.)  
~~XXXXXXXX~~ Mamie Jordan  
(LS.)