|   | TI MONTE ACT 12 TO THE  | DRIGMAL         |
|---|---|-----------------|
|   | Muchalian (Introduction Control                               |                 |
| BRILLI RD                                 | GREENVILLE, S. C.   |                 |
| GREENVILLE, S. C.                         |   |                 |
| TOWN THINKED TO BOTTON AMOUNT OF MONTOAGE | · · · · · · · · · · · · · · · · · · ·                         | 693.43          |
| 11-30-71 \$ 7800.00                       | AMOUNT OF PRIST AMOUNT OF OTHER DATE PRISTALMENTS PISTALMENTS | MAL<br>LENT DUE |
| 60  | 1 METALLIBRY 12   | 2-15-76         |

## 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.L.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

property intercenter mortgages in the above total of rayments and all trusts advantage from mortgages, the makenium configuration of any given most to exceed sold amount stated above, hereby grants, bargains, sells, and releases to Mortgages, its successors and assigns, the following described real estates of the configuration of the configura PLAT OF PROPERTY OF RILEY ESTATES, MADE BY WEBB SURVEYING AND MAPPING CO., MARCH 1963, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT-

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF RILEY ROAD, JOINT FRONT CORNER LOTS 19 AND 20 AND RUNNING THENCE N. 68-30 W. TES FEET TO AN IRON PIN: THENCE ALONG THE LINE OF LOT 18 5. 60-16 W. 94.75 FEET TO AN IRON PIN: THENCE ALONG THE REAR LINE OF LOTS 14 AND 13 S. 64-00 E. 205 FEET ON RILEY ROAD: THENCE ALONG RILEY ROAD N. 21-30 E. 90 FEET TO AN IRON PIN, THE POINT OF BEGINNING

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 what to ever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful raze if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgager to Mortgager shall become due, at the option of Mortgager, 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 casts 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

Signed, Sealed, and Delivered