

NAME AND ADDRESS OF MORTGAGOR(S) James D. Suddeth Patricia Suddeth 226 Pleasantridge Ave. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21863	DATE OF LOAN 4/28/69	AMOUNT OF MORTGAGE \$ 4200.00	FINANCE CHARGE \$ 1050.00	INITIAL CHARGE \$ 150.00	CASH ADVANCE \$ 3000.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 12th	DATE FIRST INSTALLMENT DUE 6/12/69	AMOUNT OF FIRST INSTALLMENT \$ 70.00	AMOUNT OF OTHER INSTALLMENTS \$ 70.00	DATE FINAL INSTALLMENT DUE 5/12/74

**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 of lot of land situate lying and being on the north side of Pleasant Ridge and in the City of Greenville, County of Greenville, South Carolina, being shown and designated as Lot 89 on Plat of Pleasant Valley as recorded on the RMC office for Greenville County, in plat Book F at page 88 and, according to said plat having the following metes and bounds to wit:

Beginning at an iron pin on the North side of Pleasant Ridge Ave. said iron pin being 94.6 feet north 89-52 East from the North East intersection of Penrose Ave. and Pleasant Ridge Ave., and running thence with Pleasant Ridge Ave., North 89-52 East 60 Feet to an iron pin thence North 0-08 West 160 feet to an iron pin; thence South 89-52 West 60 feet to an iron pin; thence South 0-08 East 160 feet to an iron pin, the point of 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

*John R. Guffey*  
(Witness)  
*Bernadette Foster*  
(Witness)

*James D. Suddeth* (L.S.)  
James D. Suddeth  
*Patricia Suddeth* (L.S.)  
Patricia Suddeth