

NAME AND ADDRESS OF MORTGAGOR(S) Curtis Davis, Jr. Elizabeth Davis 27 Flower Dr. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21965	DATE OF LOAN 7/21/69	AMOUNT OF MORTGAGE \$4200.00	FINANCE CHARGE \$1050.00	INITIAL CHARGE \$150.00	CASH ADVANCE \$3000.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 21st	DATE FIRST INSTALMENT DUE 8/21/69	AMOUNT OF FIRST INSTALMENT \$70.00	AMOUNT OF OTHER INSTALMENTS \$70.00	DATE FINAL INSTALMENT DUE 7/21/74

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 Promisory 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, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 145 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, R.L.S. November 30, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book 00 at page 168, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Flower Drive, joint front corner of Lots 144 and 145 and running thence along the joint line of said lots, N.79-11 W. 90 feet to an iron pin at the rear corner of lots 160 & 161; thence along the rear line of Lot 160, S. 17-28 W. 100.6 feet to an iron pin at the joint rear corner of Lots 159 and 160; thence along the joint line of lots 145 and 146, S. 79-11 E. 101.65 feet to an iron pin on the western side of Flower Dr., 10-49 E. 100 feet to the beginning corner.

FILED
GREENVILLE CO. S. C.
JUL 17 4 24 PM '69
OLLIE FARNSWORTH
R. I. C.

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 discretion, in default hereof 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

Bernadette Foster
(Witness)

Curtis Davis Jr
Curtis Davis, Jr. (I.S.)

John R. Griffin Jr
(Witness)

Elizabeth Davis
Elizabeth Davis (I.S.)