

NAME AND ADDRESS OF MORTGAGOR(S) Jessie C. Brown 13 Perrin, Brandon Mills Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21961	DATE OF LOAN 7/14/69	AMOUNT OF MORTGAGE \$ 4680.00	FINANCE CHARGE \$ 1170.00	INITIAL CHARGE \$ 167.14	CASH ADVANCE \$ 3342.86
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST INSTALLMENT DUE 8/15/69	AMOUNT OF FIRST INSTALLMENT \$ 78.00	AMOUNT OF OTHER INSTALLMENTS \$ 78.00	DATE FINAL INSTALLMENT DUE 7/15/74

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 or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being more particularly described as Lot 389, Section 2 as shown on plat entitled Subdivision of Abney Mills, Brandon Plant, Greenville, South Carolina, by Dalton & Novas, Engineers, Greenville, South Carolina on February, 1959, and recorded in Plat Book QQ at pages 46 and 59, and according to said plat the within described lot is also known as 13 Perrin Street and fronts 107 feet thereon.

FILED
GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R.M.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 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. Griffin Jr
(Witness)
Ray F. Venable
(Witness)

Jessie C. Brown (I.S.)
Jessie C. Brown
(I.S.)