THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING $10,000.00

THIS MORTGAGE, Made this September 19th, 1969, and is given pursuant to a Preliminary Note of even date from Mortgagor to Universal C.I.T. Credit Corporation, hereinafter called Mortgagee, to the end that all future advances and all future renewals, extensions or modifications of any kind that may be given hereafter by Mortgagee to Mortgagor, the Maximum Outstanding at any time not to exceed the amount stated above, hereby grants, bargains, sells, and releases to Mortgagee the following described real estate together with all improvements thereon situate in South Carolina, County of Greenville

All that piece, parcel or lot of land situate, lying and being on the western side of Vintage Avenue (formerly West View Ave.), in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 18, Block H, Sec 1 of a subdivision known as East Highland Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book K at pages 78, 79 and 80, and having such metes and bounds as shown thereon.

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 L. Griffith (L.S.)
(Witness)

Bernadette Foster
(Witness)

Henry B. Townsend (L.S.)
Henry B. Townsend

Evelyn Townsend (L.S.)
Evelyn Townsend