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|--|---------------------|-----------------------------|-----------------------------|--|----------------------------|--------------|
| NAME AND ADDRESS OF MORTGAGOR(S) Robert H. Carver Shirley Carver 2-A Alabama Avenue Greenville, S.C. | | DATE OCT 24 12 30 PM '69 | | MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY Address: 46 Liberty Lane Greenville, S.C. | | |
| LOAN NUMBER | | DATE OF LOAN | AMOUNT OF MORTGAGE | FINANCE CHARGE | INITIAL CHARGE | CASH ADVANCE |
| | | 10-21-69 | \$ 1110.00 | \$ 110.00 | \$ 158.57 | \$ 3171.43 |
| NUMBER OF INSTALLMENTS | DATE DUE EACH MONTH | DATE FIRST INSTALLMENT DUE | AMOUNT OF FIRST INSTALLMENT | AMOUNT OF OTHER INSTALLMENTS | DATE FINAL INSTALLMENT DUE | |
| 60 | 9th | 12-9-69 | \$ 74.00 | 71.00 | 11-9-71 | |

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.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 lot of land in the county of Greenville state of South Carolina, being a portion of Lots nos. 25 and 26, Map 4, and plat of property of Talmer Cordell recorded in plat book X at page 55 and having according to said plat and a recent survey made by Jones Engineering Service, May 24, 1968 the following notes and bounds courses and distances, to-wit:

"beginning at an iron pin at the southeast corner of the intersection of Maryland Avenue and Welcome Road and running thence with the south side of Welcome Road N 60-02 E 65 feet to an iron pin on the southwest side of Alabama; thence with the southwest side of said street S 60-43 E 70.4 feet to an iron pin; thence with the new line through lot no. 26 S 34-05 W 87.1 feet to an iron pin in line of Lot no. 25; thence with the new line across said lot S 29-17 W 34 feet to an iron pin; thence with the new line through said Lot no. 25 N 61-52 W 32.1 feet to an iron pin on the east side of Maryland Avenue; thence with the curve of the east side of said street N 6-28 W 33 feet to a point; thence continuing N 20-14 W 60 feet to the beginning corner.

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 X. Griffin Jr. (Witness) *Robert H. Carver* (R.S.)
Shirley Carver (R.S.)
Carroll A. Scott (Witness) *Shirley Carver* (R.S.)

For satisfaction to this mortgage see Satisfaction Book 1 Page 60.