

RECORDING FEE  
PAID \$150

11929

REAL PROPERTY MORTGAGE

ORIGINAL

1142-5-599

NOV 21 1969

MORTGAGEE: UNIVERSAL C.F.F. CREDIT COMPANY  
ADDRESS:  
46 Liberty Lane  
Greenville, S.C.

Eddie C. Davis  
Shirley B. Davis  
Rt. 5, Fairview Dr.  
Greenville, S.C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11-17-69	\$ 1110.00	\$ 1110.00	\$ 150.57	\$ 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	21st	12-21-69	74.00	74.00	11-21-74

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 Promissory Note of even date from Mortgagor to Universal C.F.F. 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 on the southwest side of Fairview Drive, as shown on plat made by C. O. Riddle, R.L.S. April 25, 1969 containing .484 acres and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southwest side of Fairview Drive, corner of property now or formerly of Robert F. Ellenburg; thence with the line of said property S 34-57 W 210.8 feet to an iron pin; thence with a new line N 54-40 W. 100 feet to an iron pin; thence turning N 34-57 E. 210.8 feet to an iron pin on the southwest side of Fairview Drive; thence S 54-40 E. 100 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.

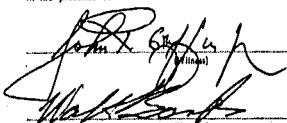

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.


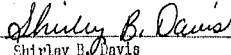
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

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 R. Saffery (Witness)  
  
(Witness)

  
Eddie C. Davis (I.S.)  
  
Shirley B. Davis (I.S.)