

NAME AND ADDRESS OF MORTGAGOR(S) Jack B. Parker Doris Parker Rt. 1 Simpsonville, S. C.		DATE NOV 27 1969		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY. ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER	DATE OF LOAN 11/18/69	AMOUNT OF MORTGAGE \$ 5100.00	FINANCE CHARGE \$ 1275.00	INITIAL CHARGE \$ 182.14	CASH ADVANCE \$ 3642.86
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST INSTALLMENT DUE 1/1/70	AMOUNT OF FIRST INSTALLMENT \$ 85.00	AMOUNT OF OTHER INSTALLMENTS \$ 85.00	DATE FINAL INSTALLMENT DUE 12/1/70

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 tract of parcel of land situate, lying and being in Austin Township, Greenville County, South Carolina, containing one (1) acre, more or less, and being a portion of a 39.3 acre tract of land as shown on a plat made by H. S. Brockman, Surveyor, on March 19, 1936, and being recorded in the Clerk's Office for Greenville C County, South Carolina, to which reference is hereby made for a more complete and accurate description, and being more particularly described as follows:

BEGINNING at an iron pin in the center of a public road leading to Cross Road Church as shown on said plat; thence running n. 70 w. for a width or distance of 210 feet along the center of a public Road shown on said plat which also separates the lands herein from lands of Hugh Snow; thence running back in a northerly direction between parallel lines for a depth or distance of 210 feet to a rear width of 210 feet and being bounded as follows:

west, north and east by other lands of E. G. Parker, et. al.; south by said public Road which separates the lands herein from lands now or formerly of Hugh Snow.

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. Coffey Jr.
[Witness]
Walter Bond
[Witness]

Jack B. Parker (L.S.)
Jack B. Parker
Doris Parker (L.S.)
Doris Parker