

NAME AND ADDRESS OF MORTGAGOR Pearline Henderson 30 Zet Court Greenville, S. O.		DATE NOV 27 1969		MORTGAGEE, UNIVERSAL C.T. CREDIT COMPANY ADDRESS 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER 22143	DATE OF LOAN 11/14/69	AMOUNT OF MORTGAGE 2760.00	FINANCE CHARGE 324.71	INITIAL CHARGE 115.97	CASH ADVANCE 2319.32
NUMBER OF INSTALLMENTS 24	DATE DUE EACH MONTH 19th	DATE FIRST INSTALLMENT DUE 12/19/69	AMOUNT OF FIRST INSTALLMENT 115.00	AMOUNT OF OTHER INSTALLMENTS 115.00	DATE FINAL INSTALLMENT DUE 11/19/71

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 (hereinafter "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 in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 16, on Plat of property of Zet Smith, said subdivision being known as "Smith Heights", said plat being made by C. O. Middle, Surveyor, April, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book "BB" at Page 147 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Zet Court, joint front corner of Lots Nos. 16 and 17, and running thence with the common line of said lots, N. 70-29 W. 188.8 feet to an iron pin joint corner of Lot No. 17 and rear corner of Lot No. 16; thence running with the rear line of Lot No. 16, N. 72-06 E. 350 feet to an iron pin on the northwestern side of Zet Court; thence running with the said Zet Court S. 50-11 W. 136.8 feet to an iron pin; thence continuing S. 41-16 W. 48 feet to an iron pin; thence continuing S. 21-41 W. 50 feet to an iron pin on the western side of Zett Court, joint front corner of Lots Nos. 16 and 17, the point of Beginning.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. This is the property conveyed to the grantor and Pearlina Henderson by deed of Zet Smith, N. 70-29 W. 188.8 feet to an iron pin joint corner of Lot No. 17 and rear corner of Lot No. 16, August 12, 1957, and recorded in the R.M.C. Office for Greenville County in Deed Book 502, Page 226.

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
Bernadette Foster
(Witness)

Pearline Henderson (I.S.)
Pearline Henderson

J.M. Bell
(Witness)

(I.S.)