

RECORDING FEE
15
PARTIAL AND ADDRESS OF MORTGAGOR(S)

13043

XX REAL PROPERTY MORTGAGE

BOOK 1443 PAGE 481

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|--------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------|----------------------------|-----------------------------|---------------------------|
| JAMES D. BAIRD ALICE C. BAIRD 113 DANIEL AVE. GREENVILLE, S. C. | | MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 116 LIBERTY LANE GREENVILLE, S. C. | | | |
| LOAN NUMBER | DATE OF LOAN | AMOUNT OF MORTGAGE | FINANCE CHARGE | INITIAL CHARGE | CASH ADVANCE |
| | 11-29-69 | \$ 3,300.00 | \$ 825.00 | \$ 117.86 | \$ 2,357.14 |
| NUMBER OF INSTALMENTS | DATE DUE EACH MONTH | DATE FIRST INSTALMENT DUE | AMOUNT OF FIRST INSTALMENT | AMOUNT OF OTHER INSTALMENTS | DATE FINAL INSTALMENT DUE |
| 60 | 15th | 1-15-70 | \$55.00 | \$ 55.00 | 12-15-71 |

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 Greenville County, State of South Carolina, on the western side of Daniel Ave., near the City of Greenville, known as Lot No. 83, on Map No. 2 of Camilla Park, recorded in Plat Book "M", at page 85, and described as follows:

Beginning at a stake on the western side of Daniel Avenue 180.7 feet north from Welcome Avenue, at corner of Lot No. 82 and running thence with the line of Lots Nos. 82 and 81 S. 76-00 W. 302 feet to a stake in line of Lot No. 77; thence with the line of Lots Nos. 77 and 76 N. 19-16 E. 80 feet to a stake at corner of lot No. 84; thence with the line of said lot N. 69-06 E. 270 feet to a stake on Daniel Avenue; thence with the western side of Daniel Avenue S. 14-46 E. 106 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

James D. Baird
(Witness)
Alice C. Baird
(Witness)

James L. Baird (I.S.)
James L. Baird
Alice C. Baird (I.S.)
Alice C. Baird