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REAL PROPERTY MORTGAGE BOOK 1143 PAGE 489 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Edward R. Brewer Brenda Brewer 120 Sulphur Springs Dr. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 22120	DATE OF LOAN 11/26/69	AMOUNT OF MORTGAGE \$ 4,980.00	FINANCE CHARGE \$ 1245.00	INITIAL CHARGE \$ 177.86	CASH ADVANCE \$ 3557.14
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST INSTALLMENT DUE 1/15/70	AMOUNT OF FIRST INSTALLMENT \$ 83.00	AMOUNT OF OTHER INSTALLMENTS \$ 83.00	DATE FINAL INSTALLMENT DUE 12/15/74

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.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

to wit: a certain lot of land in North Township, Greenville County, South Carolina, containing one-half acre, more or less, and being a portion of a seven and seventy-six hundredths (7.76) acre tract of land as shown on a plat recorded in Plat Book 10, Page 147, all state and county records, and being more definitely described as follows:

beginning at a corner on the western side of Sulphur Springs Drive, formerly Republic Road, which point is the southeastern corner of above mentioned tract of land, also being the point where the line here in corner and line common with lands of Roy Moody, from said point running N. 104° 3' W. along the western side of said road and distance of 200 feet to a point of beginning, thence S. 14° 4' E. for a distance of 120 feet to a point; thence running back to the starting direction between parallel lines a distance of 142.1 feet to rear width of 100 feet and being bounded as follows: north by other property of Doctor G. Jones, east by said Sulphur Springs Road, south by other property of Doctor G. Jones and west by property of Roy Moody.

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 G. [Signature]
(Witness)
Anneth L. [Signature]
(Witness)

Edward R. Brewer (L.S.)
Edward R. Brewer
Brenda Brewer (L.S.)
Brenda Brewer