

RECORDING FEE PAID

NAME AND ADDRESS OF MORTGAGOR(S) William W. Meredith Beverly Y. Meredith 545 Rockmont Road Greenville, S. C.		14395		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C. 29606	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-20-69	\$ 3780.00	\$ 630.00	\$ 150.00	\$ 3000.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	10th	2-10-70	\$ 105.00	\$ 105.00	1-10-73

**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 of 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, with the improvements thereon, situate, lying, and being in Greenville County, South Carolina in Hudson Acres Subdivision, a plat of which is recorded in the Office of the R.L.C. for said County, in Plats Book V, Page 39, which lot is the major portion of Lot 49 as shown on said plat, and which lot is shown and described more particularly according to a more recent plat of the Property of Rogelio F. Guerrero and Janet D. Guerrero recorded in the Office of the R.L.C. for said County in Plats Book III, Page 1, as follows:

Beginning at an iron pin on the northern side of Rockmont Road, joint front corner of Lots 48 and 49, and running thence N. 29-50 E. 180.3 feet; thence S. 79-30 E. 189.5 feet; thence S. 29-0 W. 173.7 feet; thence N. 80-30 W. 8 feet; and, thence N. 88-30 W. 112 feet to 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.

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 this day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*John R. Coffey* (Witness)  
*Rufus L. Verdin* (Witness)

*William W. Meredith* (L.S.)  
*Beverly Y. Meredith* (L.S.)