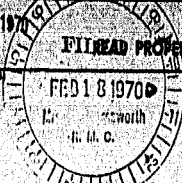


RECORDING FEE PAID 152

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FILHEAD PROPERTY MORTGAGE BOOK 1148 PAGE 405

ORIGINAL



NAME AND ADDRESS OF MORTGAGOR(S) Gary M. Loftus Paggy V. Loftus 213 Bridgewood Ave. Taylors, S.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN 2-16-70	AMOUNT OF MORTGAGE \$6720.00	FINANCE CHARGE 1690.37	INITIAL CHARGE 200.00	CASH ADVANCE 14829.63
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH -20th	DATE FIRST INSTALLMENT DUE 2-20-70	AMOUNT OF FIRST INSTALLMENT 112.00	AMOUNT OF OTHER INSTALLMENTS 112.00	DATE FINAL INSTALLMENT DUE 2-20-75

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 added 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the southeastern side of Bridgewood Avenue and being known and designated as Lot No. 14, on Plat of Forest Hills Subdivision, plat of which is recorded in the R.M.G. Office for Greenville County in Plat Book "BBB", at page 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bridgewood Avenue, joint front corner of Lots Nos. 13 and 14 and running thence with the common line of said lots S. 36-44 E. 175 feet to an iron pin, joint rear corner of said lots; thence with the rear line of Lot No. 14 S. 53-16 W. 100 feet to an iron pin, joint rear corner of Lots Nos. 14 and 15; thence with the common line of said lots N. 36-44 W. 175 feet to an iron pin on the southeastern side of Bridgewood Avenue; thence with the southwestern side of said Avenue N. 53-16 E. 100 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his successors and assigns forever.

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

[Handwritten signatures of witnesses]
RO [Witness]

[Handwritten signature of Gary M. Loftus]
Gary M. Loftus (L.S.)
[Handwritten signature of Paggy V. Loftus]
Paggy V. Loftus (L.S.)