

NAME AND ADDRESS OF MORTGAGOR(S) Columbus Jackson, Jr. Rosa Lee Jackson 220 Maco Terrace Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 3/13/70	AMOUNT OF MORTGAGE \$ 4500.00	FINANCE CHARGE \$ 1125.00	INITIAL CHARGE \$ 160.71	CASH ADVANCE \$ 3214.29
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE 5/1/70	AMOUNT OF FIRST INSTALLMENT \$ 75.00	AMOUNT OF OTHER INSTALLMENTS \$ 75.00	DATE FINAL INSTALLMENT DUE 4/1/75

**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.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, together with all the improvements thereon, situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern side of Maco Terrace, being shown and designated as Lot No. 26-B, on Plat of Property of Central Realty Corporation filed in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "P", at page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Maco Terrace at the joint front corner of Lots Nos. 26-B, and 27-A, and running thence with the joint line of said lots S. 54-03 W. 145 feet to an iron pin; thence N. 36-05 W. 55 feet to an iron pin at the corner of Lot No. 26-A; thence with the line of Lot No. 26-A, N. 54-03 E. 145 feet to an iron pin in the southwestern side of Maco Terrace; thence with Maco Terrace S. 36-05 E. 55 feet to 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

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*Columbus Jackson Jr*  
Columbus Jackson, Jr. (L.S.)  
*Rosa Lee Jackson*  
Rosa Lee Jackson (L.S.)