

NAME AND ADDRESS OF MORTGAGOR(S) Douglas E. Thackston Brenda Thackston 44 Gatlin Ave. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
DATE OF LOAN 7-2-70		DATE FIRST INSTALLMENT DUE 8-23-70	
AMOUNT OF MORTGAGE \$ 6300.00		FINANCE CHARGE \$ 1581.48	
NUMBER OF INSTALMENTS 60		AMOUNT OF OTHER INSTALMENTS \$ 105.00	
DATE DUE EACH MONTH 23		DATE FINAL INSTALMENT DUE 7-23-75	
LOAN NUMBER 22614		INITIAL CHARGE \$ 200.00	
		CASH ADVANCE \$ 4518.52	

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.

All that certain piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, shown and designated as Lot No. 246, on Plat of Augusta Road Ranches, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "M", at page 47, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gatling Avenue and running thence S. 89-47 W. 21.4 feet; thence N. 56-56 W. 41.8 feet to an iron pin on the easterly side of Long Hill Street; thence along the easterly side of Long Hill Street N. 23-40 W. 64.1 feet to an iron pin; thence continuing with the easterly side of Long Hill Street N. 19-22 W. 61.6 feet to an iron pin; thence N. 89-47 E. 101.9 feet to an iron pin; thence S. 0-13 E. 140 feet to an iron pin, 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

R. Kelly
(Witness)

Douglas E. Thackston (I.S.)
Douglas E. Thackston

Linda Proffitt
(Witness)

Brenda Thackston (I.S.)
Brenda Thackston