



| | | | | | |
|--------------------------------------------------------------------------------------------------------|---------------------|---------------------------|----------------------------|-----------------------------|---------------------------|
| NAME OF BORROWER Emmett Walker, Jr. Shelby Jean Walker Rt. 2, Holborne Lane Taylors, S. C. | | | | | |
| ADDRESS 46 Liberty Lane Greenville, S. C. | | | | | |
| LOAN NUMBER | DATE OF LOAN | AMOUNT OF MORTGAGE | FINANCE CHARGE | INITIAL CHARGE | CASH ADVANCE |
| | 12/2/70 | \$7881.00 | \$ 1885.40 | \$ 107.74 | \$5386.86 |
| NUMBER OF INSTALMENTS | DATE DUE EACH MONTH | DATE FIRST INSTALMENT DUE | AMOUNT OF FIRST INSTALMENT | AMOUNT OF OTHER INSTALMENTS | DATE FINAL INSTALMENT DUE |
| 60 | 22nd | 1/22/71 | \$ 123.00 | \$ 123.00 | 12/22/75 |

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, 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 Total of Payments 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, its successors and assigns, 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 County of Greenville, State of South Carolina, being shown and designated as lot #19 on plat of Section One, Brookwood Forrest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at page 97 and having according to said plat the following metes and bounds to wit:
 BEGINNING at an iron pin on the easterly side of Bond St. at the joint front corner of the lots Nos. 18 and 19 and running thence S. 88-55 E. 156 feet to an iron pin; thence along the line of lot No. 7, S. 5-47 W. 126 feet to an iron pin on the northerly side of Holborne Lane; thence with the Northerly side of Holborne Lane, N. 89-05 W. 120 feet to an iron pin; thence on the radius of a curve, the chord of which is N. 44-05 W. 36 feet to an iron pin on the easterly side of Bond Street; thence with the easterly side of Bond St., N. 0-55 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, its 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the 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 to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Bill R...
 (Witness)

Emmett Walker, Jr.
 Emmett Walker, Jr. (L.S.)

Shelby Jean Walker
 (Witness)

Shelby Jean Walker
 Shelby Jean Walker (L.S.)