

RECORDING PAID

MORTGAGEE JOHN S. LEE 2 Verner Drive Greenville, South Carolina		MORTGAGOR WILLIAM T. LEE Greenville, S.C.	
LOAN NUMBER 21045	DATE OF LOAN 2-26-71	AMOUNT OF LOAN 7,140.00	NUMBER OF MONTHS 207.04
NUMBER OF INSTALLMENTS 60	RATE PER EACH MONTH 13 1/8	AMOUNT OF FIRST PAYMENT 124.00	AMOUNT OF OTHER PAYMENTS 124.00
			AMOUNT OF FIRST PAYMENT 124.00
			AMOUNT OF OTHER PAYMENTS 124.00
			DATE FIRST PAYMENT DUE 3-13-76
			DATE OTHER PAYMENTS DUE 3-13-76

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

NOW, KNOW ALL MEN, that Mortgagor (all of whose first name) 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 thereon shall 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 of that lot of land in the county of Greenville, State of South Carolina, known as lot 18 on plat of Cedar Vale subdivision recorded in the R.M.C. office for Greenville County in Plat Book 00 at page 13 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Overton Avenue at the corner of lot No. 17 and running thence S 70-50 E 174.35 feet to an iron pin; thence S 19-11 W 131.7 feet to an iron pin on the northern side of Montis Drive; thence along the northern side of Montis Drive, S 63-35 W 40.6 feet; thence along the northern side of Verner Drive, N 59-24 W 40.6 feet; thence around the curve of the intersection of Verner drive and Overton Avenue, the chord of which is N 20-26 W. 38.7 feet; thence along the eastern side of Overton Avenue N 19-13 E 106.15 feet to the point of beginning and being same conveyed to me by Colonial Company, to HAVE AND TO HOLD 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

Steve [Signature]
(Witness)

William T. Lee (LS.)

Geary McKeel
(Witness)

Betty Lee (LS.)