

RECORDING FEE PAID \$ 1.50
 621 GREENVILLE, S. C. 1197 PAGE 635 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) William Henry Brooks Addie Fae Brooks 101 Loop St. Greenville, S. C.		MORTGAGEE UNIVERSAL CREDIT COMPANY ADDRESS CIT Financial Services, Inc. 16 Liberty Lane Greenville, S. C.			
LOAN NUMBER 23334	DATE OF LOAN 7/1/71	AMOUNT OF MORTGAGE \$ 6960.00	FINANCE CHARGE \$ 1752.59	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 5007.41
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 10	DATE FIRST INSTALLMENT DUE 8/10/71	AMOUNT OF FIRST INSTALLMENT \$ 116.00	AMOUNT OF OTHER INSTALLMENTS \$ 116.00	DATE FINAL INSTALLMENT DUE 7/10/76

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 amount of which shall at any 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 lots, tract or parcel of land situate just outside of the City limits of Greenville, in the County of Greenville, State of South Carolina, and better known and designated as Lot No. 18 in Section "D", of the plat known as Washington Heights made by N. O. McDowell, Jr., and Jilian P. Moore, Surveyor, December, 1944, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "M", at page 107, to which said plat and the record thereof, reference is hereby made.

Greenville

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 as if it were 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

John R. Giddin
 (Witness)
J. Hester
 (Witness)

William Henry Brooks (L.S.)
 William Henry Brooks
Addie Fae Brooks (L.S.)
 Addie Fae Brooks