

UNIVERSAL CITY CREDIT COMPANY, INC.		100 LIBERTY BLDG.		GREENVILLE, S.C.	
AMOUNT OF LOAN	1,591.21	DATE OF FIRST PAYMENT	12-9-76	DATE OF NEXT PAYMENT	12-9-76
AMOUNT OF CASH ADVANCE	1,591.21	DATE OF FIRST PAYMENT	12-9-76	DATE OF NEXT PAYMENT	12-9-76
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THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW KNOW ALL MEN, that Mortgagee, for the purpose of securing payment of a promissory note of even date from Mortgagor to Universal City Credit Company (hereinafter "Mortgagee") in the above Total of Payment, and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed such 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 piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the southeastern corner of the intersection of McClain and Welcome Avenue and having the following metes and bounds, to-wit: Beginning at an iron pin at the southeastern corner of the intersection of Welcome and McClain Avenue and running thence along the south side of Welcome Avenue n. 50-00 e. 115 feet to an iron pin; thence s. 32-24 e. 191 feet to an iron pin; thence s. 66-29 w. 169.4 feet to an iron pin; thence along the eastern side of McClain Avenue n. 15-00 w. 175 feet to 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

Jan E. Hedgaid
(Witness)

James P. Monroe
(Witness)

Milton T. Monroe (L.S.)
Milton T. Monroe

Mrs. Earle P. Monroe (L.S.)
Earle P. Monroe

