

UNIVERSAL CREDIT		UNIVERSAL CREDIT	
CITY OF GREENVILLE		CITY OF GREENVILLE	
PLEASANT RIDGE AVE.		PLEASANT RIDGE AVE.	
GREENVILLE, S.C.		GREENVILLE, S.C.	
AMOUNT OF CASH ADVANCE	AMOUNT OF OTHER PAYMENTS	AMOUNT OF CASH ADVANCE	AMOUNT OF OTHER PAYMENTS
\$ 2700.00	\$ 63.00	\$ 2700.00	\$ 63.00
DATE FINAL PAYMENT DUE		DATE FINAL PAYMENT DUE	
1-8-77		1-8-77	

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

NOW KNOW ALL MEN, that the undersigned (all of whom are and in law are deemed to be) hereby make of even date from Mortgagee to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above total of payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time and to be secured hereunder, subject to any other mortgages, liens, and judgments, 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, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF PLEASANT RIDGE AVENUE, IN PLEASANT VALLEY SUBDIVISION, IN THE CITY AND COUNTY OF GREENVILLE, SOUTH CAROLINA, WHICH IS KNOWN AND DESIGNATED AS LOT 100 OF THAT SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN THE OFFICE OF THE S.M.C. FOR SAID COUNTY IN PLAT BOOK "P", PAGE 114.**

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

M. J. [Signature]  
(Witness)  
R. L. [Signature]  
(Witness)

James D. Switzer (L.S.)  
JAMES D. SWITZER  
x Ann G. Switzer (L.S.)  
ANN G. SWITZER