

229 251 3 DING...

Universal Services, Inc.  
Greenville, S.C. 29608

AMOUNT OF CASH ADVANCE	\$2978.10
AMOUNT OF OTHER PAYMENTS	\$68.00
DATE FINAL PAYMENT DUE	4-21-77

MAXIMUM OUTSTANDING \$10,000.00

...of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit...  
...of all cash advances from Mortgagor to Mortgagee, the Maximum Outstanding at any given...  
...of the following described real estate  
Greenville

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 145 of a subdivision known as Pin Hill Village as shown on plat prepared by R.K. Campbell, R.L.S. November 30, 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ at page 168, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the western side of Flower Drive, joint front corner of Lots 144 & 145 & running thence along the joint line of said lots, N 79-11 W. 90 feet to an iron pin at the rear corner of Lots 160 & 161; thence along the rear line of Lot 160, S 17-28 W 100.6 feet to an iron pin at the joint rear corner of Lots 159 & 160; thence along the joint line of lots 145 & 146 S 79-11 E 101.65 feet to an iron pin on the western side of Flower Drive, N 10- 49 E 100 feet to the beginning corner.

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

J. W. Chapman  
[Witness]  
Martin Heath  
[Witness]

Curtis Davis, Jr. (L.S.)  
Curtis Davis, Jr.  
Elizabeth Davis (L.S.)  
Elizabeth Davis