

APR 29 1977 ORIGINAL

Financial Services, Inc.
10 Liberty Lane
Greenville, S.C.

AMOUNT OF LOAN	AMOUNT OF OTHER CHARGES	CASH ADVANCE
10,000.00	100.71	2,014.29
AMOUNT OF PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE
47.00	47.00	4-15-77

MAXIMUM OUTSTANDING \$10,000.00

Mortgagee hereby received from Mortgagor a Promissory Note of even date from Mortgagor to Universal C.T. Credit Corporation, a corporation organized under the laws of the State of South Carolina, the Maximum Outstanding of any given note shall be as stated in the Promissory Note, and subject to Mortgagee, its successors and assigns, the following described real estate in Greenville, South Carolina:

...of land, with improvements thereon now or to be made, located in the City of Greer on the north side of Wilson Avenue, within the City of Greer, Greer School District 285, said state and County, and designated as Lots Nos. 16 and 17 of the Grace Schletter property as per plat thereof dated September 29, 1947, and having the following courses and distances, to-wit: Beginning at an iron pin on the north side of Wilson Avenue, corner of Lot No. 16, and runs thence N 16-00 W 150 feet to a stake on the right-of-way of the southern railway; thence N 73-38 E 100 feet to a stake; thence S 16-00 E 150 feet to a stake on Wilson Avenue; thence along said Avenue S 73-58 W 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.

All interest which Mortgagee may expend to discharge any tax, fee, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional item 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 paid by the Mortgagor 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. Griffin

Marian Hyatt

(Witness)

Howard Seay

Howard F. Seay (L.S.)
Margie Seay

Margie Seay (L.S.)