

RECORDED ORIGINAL PAID \$

Financial Services, Inc.  
115 Liberty Lane  
Greenville, S.C. 29615

AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
\$3760.00	\$1060.00	\$135.00	\$2700.00
DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
5-31-72	\$63.00	\$63.00	4-31-77

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

TO HAVE AND TO HOLD the Mortgagee, its successors and assigns, to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above total of payments and all future advances from Mortgagor to Mortgagee, the Maximum Outstanding of any given time set to extend and extend 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 in O'Neal Township, Greenville County, State of South Carolina, situate about four miles north from Greer, & about 2 miles south from Double Springs near Justice Church (colored) and lying on northern side of the Old Rutherford Road, & being shown as lot No. 6 in a subdivision of tracts 20 & 21 of the JB Brookshire Estate, & being on part of the same land that was conveyed to ma by deed from W.H. Brookshire October 1, 1946 & recorded in the Office of the R.M.C. for Gville County in Deed Book 300 at page 162, & having the following courses & distances to-wit: Beginning on a stake on the northern side of the Old Rutherford Road, joint corner of tracts 19 & 20 as shown on the JB Brookshire Estate Plat, E run thence with the dividing line of lots 19 & 20 as shown on the Brookshire Plat N. 77-00 W 36.5 feet to a stake on the said dividing line; thence a new line N. 27-41 W 142 feet to a stake, now corner; thence N. 62-49 E 100 feet to a stake, joint corner of lots 5 & 6 in the new subdivision of lots 20 & 21; thence with the dividing line of lots 5 & 6 S 27-41 E 190.7 feet to a stake on the northern side of the said road; thence with the northern side of the said Old Rutherford Road S 67-19 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.

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)  
Marvin Heath  
(Witness)

Sara Ann McCrary Wofford  
Sara Ann McCrary (L.S.)  
Sarah Ann McCrary Wofford  
Sarah Ann McCrary (Formerly)  
Frances C. McCrary (L.S.)  
Frances C. McCrary