

ORIGINAL

RECORDING FEE PAID \$ 2.00

115-04-0000-0000  
Fountain Inn

Financial Services Corp  
Liberty Lane  
Greenville, S.C.

LOAN NUMBER	DATE OF FIRST PAYMENT	AMOUNT OF ORIGINAL PAYMENT	AMOUNT OF FIRST PAYMENT	PERCENTAGE CHARGE	CASH ADVANCE
120	5/6/82	\$12,840.00	\$107.00	107.00	7552.95
NUMBER OF INSTALLMENTS	DATE FINAL PAYMENT DUE	DATE FINAL PAYMENT DUE	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL PAYMENT DUE	
120	5/6/82	5/6/82	107.00	5/6/82	

THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$15,000.00

NOW, KNOW ALL MEN, that Mortgagee (all if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee"), in the above total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said 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 the State of South Carolina, County of Greenville, Fairview Township, in the Town of Fountain Inn, being known as Lot No. 10 on a plat of the property of Blake B. Garrett, recorded in the R.M.C. Office for Greenville County in Plat Book "Z", at page 110, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Givens Street, joint corner of Lot No. 11 and running thence along the line of Lot 11 S. 25-23 W. 162.5 feet to an iron pin at the rear corner of Lots 10 and 11; thence N. 63-44 W. along Kayser Mills line 75.3 feet to an iron pin, joint corner of Lots 9 and 10; thence along the line of Lot 9 N. 25-23 E. 162.5 feet to an iron pin on Givens Street; thence along Givens Street S. 63-37 E. 75.03 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

J. W. Chapman (Witness)  
John R. Guffey

Jimmy L. Curry (L.S.)  
Carolyn Curry (L.S.)