

RECORDING
PAID 2.50

ORIGINAL

Mortgagee Mathew B. Bowen Willie Mae Bowen 107 West 1st Travelers Rest		Universal Financial Services, Inc. 16 Highway 126 Greenville, S. C. 29615			
LOAN NUMBER	DATE	INTEREST RATE	MONTHLY PAYMENT	MONTHLY CHARGE	CASH ADVANCE
185-250-0	9/28/72	10.5%	111.00	73.98	1479.71
NUMBER OF INSTALLMENTS	DATE FOR EACH MONTH	DATE FOR EACH MONTH	AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL PAYMENT
185-250-0	10/15/72	11/15/72	111.00	111.00	10/15/76

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

NOW, KNOW ALL MEN, that Mortgagor has, for more than once, to wit, the amount of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above sum 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, conveys, sells and transfers 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 Bates Township, Greenville County, State of South Carolina, containing one acre, more or less, and having the following metes and bounds:

BEGINNING at an iron pin at the intersection of West Road and Subdivision Road and thence running N. 21-15 W. 208.5 feet to an iron pin; thence N. 66-15 E. 208.5 feet to an iron pin; thence S. 21-15 E. 208.5 feet to an iron pin on West Road; thence along West Road S. 66-15 W. 208.5 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

[Signature]
Bernadette Foster
(Witness)

[Signature] (L.S.)
Mathew B. Bowen, Jr.

[Signature] (L.S.)
Willie Mae Bowen



82-10248 (6-70) - SOUTH CAROLINA