

NAME OF MORTGAGOR Bernice N. Tarrance 4-B Haughty Ct. Greenville, S. C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF ADVANCE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	1/27/71	2232.00	372.00	88.57	1771.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	27th	2/27/71	62.00	62.00	1/27/71

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

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.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 our undivided interest in and to certain lots situate, lying and being in the County of Greenville, State of South Carolina, shown and designated on a plat of Brewertown recorded in the R.M.C. Office for Greenville County in Plat Book E at Pages 253 and 254, said lots having the courses and distances shown on said plat, and being fully designated by the following numbers, to-wit: Lots Number 8, 9, 10, and 11, being the same lots conveyed to Will Tarrance by a deed recorded in Deed Book 206 at page 95. Lots number 95 and 96, being the same lots conveyed to Will Tarrance and Gertrude Tarrance by a deed recorded in Deed Book 644 at page 193. Lots number 97 and 98, being the same lots conveyed to Will Tarrance and Gertrude Tarrance by a certain deed recorded in Deed Book 260 at Page 77. Lots 99 and 100, being the same lots conveyed to Will Tarrance and Gertrude Tarrance by a certain deed recorded in Deed Book 280 at page 228. The aforesaid Gertrude Tarrance died intestate in Greenville County, South Carolina, on or about March 5, 1963, leaving as her sole heirs at law her husband, Will Tarrance, and four children, Barbara T. Griffin, Bernice Tarrance, Mattie Ruth T. Norman and Sarah Frances T. Thompson.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

Will Tarrance, and four children, Barbara T. Griffin, Bernice Tarrance, Mattie Ruth T. Norman and Sarah Frances T. Thompson.

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] (Witness)

[Signature] (Witness)

[Signature] (L.S.)
 Bernice N. Tarrance

..... (L.S.)