

NAME AND ADDRESS OF MORTGAGOR(S) E. V. WILLIAMS RT. 3 TRAVELERS REST, S. C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AV. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11-19-71	\$ 3240.00	\$ 540.00	\$ 128.57	\$ 2571.43
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	24	12-24-71	\$ 90.00	\$ 90.00	11-24-74

**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 THAT CERTAIN PIECE PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON SITUATE LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE:

LYING ON BOTH SIDES OF MOUNT GROVE SCHOOL ROAD AND BOUNDED BY LANDS OF LEE O'NEAL, TOM BOWENS, BRYSON WILLIAN, BOYCE BRAMLETT, AND OTHER LANDS OF GRANTOR CONTAINING 16.07 ACRES MORE OR LESS AND HAVING THE FOLLOWINGS METES AND BOUNDS:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF MCCAULEY CREEK AND RUNNING THENCE WITH O'NEAL LAND LINE, SOUTH 12-45 WEST 1577 FEET TO A STONE AND IRON PIN (BENSON LAND CORNER); FENCE SOUTH 87-00 EAST 73.2 FEET TO STONE; THENCE NORTH 74-34 EAST 1090 FEET TO AN IRON PIN; THENCE NORTH 58-45 WEST 285 FEET TO A STONE (NM); THENCE NORTH 27-45 WEST 900 FEET TO AN IRON POST; THENCE NORTH 2.30 EAST 298.6 FEET TO STAKE; THENCE NORTH 85-00 WEST 134 FEET TO THE BEGINNING CORNER, LESS HOWEVER: A PARCIAL CONTAINING 1.10 ACRES MORE OR LESS DEED BY E. D. WILLIAM TO ROY AND MINNIE W. CRUELL BY DEED DATED JUNE 14, 1971, RECORDED IN DEED BOOK 925 AT PAGE 289 RMC OFFICE

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

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

*B. D. Smith*  
(Witness)  
*James P. Gordon*  
(Witness)

*E. V. Williams* (LS.)  
E. V. WILLIAMS  
*Cora Lee Williams* (LS.)  
CORAL LEE WILLIAMS