

NAME AND ADDRESS OF MORTGAGOR Ben Grice Rt. #1 Marietta, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S.C.			
LOAN NUMBER 198-2125h	DATE OF LOAN 2-9-68	AMOUNT OF MORTGAGE \$ 2952.00	FINANCE CHARGE \$ 192.00	INITIAL CHARGE \$ 117.11	CASH ADVANCE \$ 2362.86
NUMBER OF INSTALMENTS 36	DATE DUE EACH MONTH 9th	DATE FIRST INSTALMENT DUE 3-9-68	AMOUNT OF FIRST INSTALMENT \$ 82.00	AMOUNT OF OTHER INSTALMENTS \$ 82.00	DATE FINAL INSTALMENT DUE 2-9-71

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

THIS INDENTURE WITNESSETH that Mortgagor (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 Amount of Mortgage 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 the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

Beginning at a point at the westerly side of the Geer Hwy. (Hwy 276), 25ft from the center of said highway, and 166ft. from the joint corner of the Forrester property and the Bates Estates property, and running with the said right-of-way N 28-13 W 28ft to a stake and continuing with the said right-of-way N 25-53 W 272ft to a stake, thence along the line of the Forrester property S 64-07 W 300ft to a stake, thence S 25-53 E 300ft to a stake, thence 64-07 E 301.1ft to a point on the Geer Hwy. right-of-way to the point of beginning



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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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)

Ben Grice (I.S.)

X *Bernadette Foster*

(Witness)

(CONTINUED ON NEXT PAGE)