

NAME AND ADDRESS OF MORTGAGOR(S) Lemuel Bennett Nannie Mae Bennett Box 73 Edwards Rd. Ext. Taylors, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: Mrs. C. ... R. M. C. ... 106 Liberty Lane Greenville, S.C.			
LOAN NUMBER 52310	DATE OF LOAN 4-21-69	AMOUNT OF MORTGAGE \$ 2379.60	FINANCE CHARGE \$ 679.60	INITIAL CHARGE \$ 0	CASH ADVANCE \$ 1700.00
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 28th	DATE FIRST INSTALLMENT DUE 5-28-69	AMOUNT OF FIRST INSTALLMENT \$ 39.66	AMOUNT OF OTHER INSTALLMENTS \$ 39.66	DATE FINAL INSTALLMENT DUE 4-28-74

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, S.C.

All that piece, parcel or lot of land in Chicks Springs Township Greenville State of South Carolina, bounded by lands of Andy Smith, Charles Hammett and Grantor and contain one acre, more or less and having the following Metes and Bounds:

Beginning at an iron wrench corner of Smithland and running thence N.4-15W.165 feet to iron pin, thence N.85-45 W.266 feet to iron pin, thence S.4-15 E. 165 feet to iron pin on Hammett line thence S. 85-45 E.266 feet to Beginning, and being part of the property owned by Erias Bennett at the time of his death on May 28, 1923, (see apt.187, file 30, Probate Court), and being part of the property conveyed to E.S. (Erias) Bennett by W.E. Ross on March 15, 1920, by deed recorded in Vol.71, page 74.

The purpose of this Deed is to confirm the Title to the above described property in the grantee herein, since at the time April 5, 1950, in Volume 428, page 519 the previous deed was executed, the grantor did not have a fee simple interest in the property. See Deed from Lemuel Bennett to Bessie Bennett, to be recorded herewith. 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.

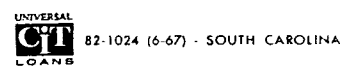
Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

John P. Griffin Jr. (Witness)
Walter Banks (Witness)

Lemuel Bennett (L.S.)
Nannie Mae Bennett (L.S.)



*Paid and fully satisfied this 14 of Nov. 1969.
 Universal C.I.T. Credit Company
 John P. Griffin Jr. Attorney-in-fact
 witness John M. Belk*

SATISFIED AND CANCELLED OF RECORD
 14 DAY OF Nov. 1969
Ollie Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 10:30 O'CLOCK A M. NO. 11473