

UNIVERSAL CREDIT COMPANY		MORTGAGE DEPARTMENT	
1000 WEST 10TH STREET, CHARLOTTE, N. C. 28202		MORTGAGE NO. 101	
DATE OF MORTGAGE: 10/8/69		MORTGAGE NO. 101	
LOAN NO. 2809	DATE OF MORTGAGE: 10/8/69	AMOUNT OF MORTGAGE: \$28,000.00	CASH ADVANCE: \$17,214.30
NUMBER OF INSTALLMENTS: 60	DATE OF EACH MONTHLY PAYMENT: 28th	MONTHLY PAYMENT: \$586.87	DATE FINAL PAYMENT DUE: 10/28/74

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

WITNESSETH

That the Indenture with the Mortgage to which this deed is annexed and is a part of the same, and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any sum due and to accrue on account thereof, hereby agreed, bargained, sold, and released to Mortgagee, the following described real estate together with all improvements thereon, to-wit: Granville

All that certain piece, parcel or lot of land situate, lying and being in Granville County, State of South Carolina, Chick Springs Township, about one mile north of Chick Springs, lying east of St. Mark Road, and on the east side of a new road a part of the same land that it was conveyed to me by deed from Robert W. Robinson Yoho, January 19, 1956, and having the following address and distance to-wit:

BEGINNING on a nail and cap in the center of a new road, said nail and cap being 53 s. 451.0 feet from the southwest corner of my whole tract, and runs thence s. 38-53 e. 210 feet to a nail and cap; thence a new line s. 61-07 e. 110 feet to an iron pin on the east bank of the road, then continuing with the same course for a total distance of 110 feet to an iron pin; thence s. 28-53 w. 210 feet to an iron pin; thence n. 61-07 w. 110 feet to the beginning corner, (the pin back on line at 18 feet) containing 0.53 of one acre, more or less.

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 be entitled to by way of assessment, obligation, covenant or insurance premium shall be a charge against the property with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced as a lien in preference to 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, and the same 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 L. Griffin Jr.
(Witness)
Bernadette Foster
(Witness)

Don K. Dunlap (l.s.)
Don K. Dunlap
Joanna Perry Dunlap (l.s.)
Joanna Perry Dunlap