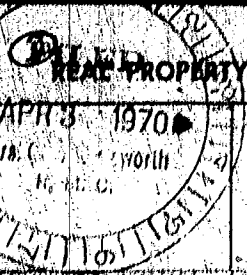


21657A
APR 3 1970

RECORDING FEE
PAID 1.50



REAL PROPERTY MORTGAGE

BOOK 1151 PAGE 505

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Jerry Farrow Loretta L. Farrow Rt. 2 Piedmont, S. C.		MORTGAGER: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	INITIAL CHARGE	INITIAL CHARGE	INITIAL ADVANCE
	3/31/70	1,260.00	1065.00	152.11	3012.06
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FIRST INSTALLMENT DUE
60	15th	5/15/70	71.00	71.00	11/15/75

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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, situate on the west side of U. S. Highway No. 29 between the Towns of Piedmont and Pelzer, South Carolina, in Grove Township, Greenville County, South Carolina, adjoining property now or formerly owned by Charley Massey, Clarence Evans and others, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of intersection of a new 25 foot unnamed street and U. S. Highway No. 29, said point also being 25 feet from the corner of property of Clarence Evans and running thence along the west side of U. S. Highway No. 29 in a southerly direction 99 feet to a stake at corner of Charley Massey line S. 88 W. 204 feet to a stake; thence N. 6 1/2 E. 100 feet to a stake on the south side of a 25 foot unnamed street; thence S. 85-00 E. 204 feet to the beginning corner.

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

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 or payment of insurance premium shall be a charge against Mortgagee 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

Handwritten signatures of witnesses: R.D. Key and John R. C. [unclear]

Handwritten signatures of mortgagors: Jerry Farrow and Loretta L. Farrow