

RECORDING FEE PAID

LILLIAN E. Adams
25 Sherman Lane
Greenville, S. C.

SEP 2 1970
M. O. [unclear]

LOAN NUMBER	DATE OF LOAN	AMOUNT OF LOAN	INTEREST RATE	DATE OF PAYMENT	AMOUNT PAID
	9/24/70	\$10,000.00	12.00%	10/9/75	\$1,685.71
NUMBER OF INSTALLMENTS	DAYS DUE EACH MONTH	DATE OF FIRST PAYMENT	DATE OF LAST PAYMENT		
60	9	11/9/70	10/9/75		

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

NOW, KNOW ALL MEN, that Mortgagor (or, if more than one, the several payors) of a Promissory Note of even date from Mortgagor to Universal C.I.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 relates to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, Gantt Township, on the southeastern side of Sherman Lane and having, according to the plat of the property of Otis Davis prepared by Carolina Engineering & Surveying Co., November 20, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, at page _____, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sherman Lane at a corner of a lot marked "Sold", said pin being 959 feet, more or less, measuring along the southeastern side of Sherman Lane, from the intersection of said Lane with Plantation Road, and running thence along the line of said marked lot "Sold", and continuing along the line of another lot marked "Sold", S. 29-00 E. 197 feet to an iron pin at the joint rear corner of Lots 11 and 12 (which face on Maudie Street); thence along the rear line of said Lot No. 12 N. 63-00 E. 70.8 feet to an old iron pin at the joint rear corner of Lots Nos. 12 and 13; thence along the rear line of lot No. 13 N. 67-52 E. 9.2 feet to an iron pin at the joint rear corner of the lots herein conveyed; thence continuing along the rear line of Lot No. 13 N. 67-52 E. 61.3 feet to an old iron pin at the joint rear corner of Lots Nos. 13 & 14; thence along the rear line of Lot No. 14 N. 66-05 E. 5 ft. to an iron pin; thence N. 28-09 W. 234.2 ft. to an iron pin on the southeastern side of Sherman Lane; thence along the southeastern side of Sherman Lane S. 52-03 W. 72 ft. to an iron pin; thence continuing along the southeastern side of Sherman Lane S. 50-17 W. 82 ft. to the beginning corner.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises. Mortgagee 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

[Signature]

(Witness)

[Signature]

(Witness)

Lillian E. Adams
Lillian E. Adams (L.S.)

(L.S.)