

NAME AND ADDRESS OF MORTGAGOR(S) Jones David Blackwell Maie Blackwell Rt. 1 Travelers Rest, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/29/70	\$ 2688.00	\$ 565.90	\$ 101.05	\$ 2021.05
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
48	30	10/30/70	\$ 56.00	\$ 56.00	9/30/74

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

NOW, KNOW ALL MEN, 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 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 releases to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville:

All that certain parcel or lot of land situate on the northeast side of the Campbell's Mill Road about two (2) miles westward from Tigerwille, Saluda Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit: BEGINNING at an iron pin on the northeast side of the Campbell's Mill Road about 1,500 feet north from Highway No. 414 and running thence along Road N. 60-50 W. 200 feet to point in Road; thence over iron pin at 25; N. 29-10 E. 217.8 feet to an iron pin; thence S. 60-50 E. 231.9 feet to iron pin; thence S. 37-30 W. 218 feet to the beginning corner. This is the property conveyed to Hugh Hawkins Donnan by Modern Homes Const. Co. be deed recorded in Deed Book 640, pg. 51, R.M.C. Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land in Saluda TWP., Greenville County, State of South Carolina, lying on the northeast side of the Campbell's Mill Road about 1,700 feet from north of S. C. Highway No. 414 and containing approximately one (1) acre and having the following metes and bounds: BEGINNING at corner of lot conveyed to John L. and Darlene M. Greer and running with the Campbell's Mill Road N. 58-00 W. 80 feet to bend and a nail and cap; thence N. 38-40 W. 80 ft. to a nail and cap; thence N. 89-15 W. 80 feet to a nail and cap located 45 ft. north from intersection of Stroud Rd.; thence over iron pin at 25 feet N. 60-45 E. 217.8 ft. to iron pin; thence S. 38-55 E. 116.9 ft. to iron pin, corner of John L. and Darlene Greer lot; thence S. 29-10 W. 217.8 feet to beginning corner.

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, 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

John P. Griffin (Witness)
J. D. K. (Witness)

Jones David Blackwell (L.S.)
Jones David Blackwell

Maie Blackwell (L.S.)
Maie Blackwell