All that lot of land with the buildings and improvements thereon, situate on the northwest side of Mapleton Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 82 on Plat of Pine Forest, recorded in the R.M. C. Office for Greenville County, S. C., in Plat Book "QQ", at page 106 and 107, having such metes and bounds as shown thereon.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its 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, 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 R. Griffin Jr. (Witness)

F. Walter Banks (Witness)

Russell G. Grenzenbach (L.S.)
Russell G. Grenzenbach

Patricia C. Grenzenbach (L.S.)
Patricia C. Grenzenbach

UNIVERSAL C.I.T. LOANS 82-1024B (6-70) - SOUTH CAROLINA

Paid and fully satisfied this 8 day of April 1971.
Universal C.I.T. Credit Company
John R. Griffin Jr. atty-in-fact
Witness F. Walter Banks

SATISFIED AND CANCELLED OF RECORD
19 DAY OF April 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:53 O'CLOCK P M. NO. 24433