

NAME OF MORTGAGOR Maxie Wood Garrett Mary Jones Garrett Rt. 3 Greer, S. C.		UNIVERSAL C.I.T. CREDIT COMPANY 16 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	PRINCIPAL CHARGE	INITIAL CHARGE	CASH ADVANCE
	12/14/70	6000.00	1747.45	199.85	1992.70
NUMBER OF INSTALLMENTS	DATE FIRST PAYMENT DUE	DATE NEXT PAYMENT DUE	AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE NEXT PAYMENT DUE
60	15th	1/15/71	116.00	116.00	12/15/75

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 tract of land containing 5 acres, more or less, situated on the Old CC Camp Road near Highway No. 14 and about 1 mile northward from the city of Greer, Oneal Township, Greenville County, State of South Carolina, and being Tract No. 9 of the property of Eula A. Mayfield according to survey and plat by H. S. Brockman, Surveyor dated January 27, 1945 and having the following courses and distances, to-wit:

Beginning on a stake in the Old CC Camp Road, corner of Tract No. 10 on said Plat and being the Southeast corner of the tract herein conveyed and runs thence with the line of Tract No. 10, N 24-40 W. 358 feet to the center of Marrow or Ballenger Branch; thence up and with the meanders of said branch as follows; S. 81-30 W. 165 feet to bend; S. 56-W 175 feet to bend; S. 64- W. 170.5 feet to bend; S. 85 W. 109 feet to a bend and S. 69- W. 115.5 feet to a stake, corner of tract No. 8 on said plat; thence S. 67-10 E. 715 feet to a stake in the center of the Old CC Camp Road; thence along said Road as follows; N 7-20 E 100 feet, N. 32-02 E, 50 ft. N 47-32 E 50 feet N. 60-07 E 50 feet and N 75-37 E 50 feet to the beginning corner.

- 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

[Signature] (Witness)
[Signature] (Witness)

Maxie Wood Garrett (L.S.)
Maxie Wood Garrett

Mary Jones Garrett (L.S.)
Mary Jones Garrett