

MORTGAGE NO. 100	
AMOUNT OF CASH ADVANCE	\$ 4,990.96
AMOUNT OF CASH PAYMENTS	\$ 120.00
DATE FIRST PAYMENT DUE	4-3-75

MAXIMUM OUTSTANDING \$10,000.00

Whereas the Mortgagor has applied to the Mortgagee for a loan of money from Mortgagee to Universal C.I.T. Credit Corporation, and the Mortgagee has agreed to advance to the Mortgagor the Maximum Outstanding at any given time as hereinafter provided, and the Mortgagor has agreed to execute the following described real estate

as security for the loan of money from Mortgagee to Universal C.I.T. Credit Corporation, to-wit: GREENVILLE, ALL THAT CERTAIN PIECE, BEING A PART OF AND WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA, COUNTY OF GREENVILLE, SITUATE ON THE SOUTHERN SIDE OF KINGSRIDGE DRIVE IN GREENVILLE, BEING SEPARATE AND DESIGNATED AS LOT NO. 10 ON A PLAT WHICH IS A PART OF A PLAT OF 100 ACRES, BEING OF BERRY WOODS RECORDED IN PLAT BOOK "FFF", AT PAGE 159, AND BEING SUBJECT TO SAID PLAT, THE FOLLOWING METES AND BOUNDS: BEGINNING AT AN IRON PIN ON THE SOUTHERN SIDE OF KINGSRIDGE DRIVE, JOINT FRONT CORNER OF LOTS NOS. 10 & 11 AND THENCE WITH THE LINE OF LOT NO. 11 S. 20-45 E. 270.6 FEET TO A PIN; THENCE N. 82-39 E. 110 FEET TO A PIN AT THE REAR CORNER OF LOT NO. 9 THENCE WITH THE LINE OF LOT NO. 9 N. 20-56 W. 261.2 FEET TO A PIN ON KINGSTREE DRIVE; THENCE WITH THE SOUTHERN SIDE OF SAID DRIVE S. 77-17 W. 110 FEET TO THE POINT OF BEGINNING.

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

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

[Signature] (LS.)
 JOHN H. PREIFFER

[Signature] (LS.)
 JOHN H. PREIFFER