

NAME AND ADDRESS OF MORTGAGOR(S) Sherman M. Rochester Mary M. Rochester Rt. 3 Greenville, S. C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	3/30/71	\$8880.00	\$2250.37	\$200.00	\$6429.63
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	17th	5/17/71	\$148.00	\$148.00	4/17/76

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 piece, parcel or land on Hunts Bridge road in School District Old 10-B, State and County aforesaid, known as and being a part of the property conveyed to Grantor by deed of Charles J. Spillane dated August 15, 1956, and recorded in Book 559, page 293, and being more completely described according to a plat and survey made by Walter L. Davis, Reg. #1261, dated May 19, 1970, with the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Hunts Bridge Road, adjoining other property of Grantor and running thence with the western side right-of-way of Hunts Bridge Road N. 10-30 W. 278 feet to an iron pin on the western side of Hunts Bridge road, adjoining property of Warren and Raymond Hunt; thence S. 62-45 W. 180 feet to an iron pin; thence S. 78-04 E. 186.45 feet to an iron pin, the beginning corner. Containing 85/100 acres, more or less.

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. Goff
(Witness)
Walter L. Davis
(Witness)

Sherman M. Rochester (L.S.)
Sherman M. Rochester
Mary M. Rochester (L.S.)
Mary M. Rochester