

MORTGAGEE		MORTGAGOR		DATE	
UNIVERSAL CITY CREDIT COMPANY		JIMMY M. WARD		11/18/75	
101 Farmington Rd.		Greenville, S.C.			
LOAN NUMBER	DATE OF FIRST PAYMENT	ORIGINAL PRINCIPAL	INTEREST PAID	REMAINDER	CASH ADVANCE
	11/18/75	1,560.00	982.15	170.15	3507.70
NUMBER OF PAYMENTS	DATE OF MATURITY	DATE OF NEXT PAYMENT	DATE OF NEXT PAYMENT	DATE OF NEXT PAYMENT	DATE OF NEXT PAYMENT
18	10/18	5/16/78	95.00	95.00	11/18/75

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

NOW, KNOW ALL MEN, that Mortgagee (or, if more than one, in severalty payment of a Promissory Note of even date from Mortgagor to Universal City Credit Company (hereafter "Mortgagee") in the above Title of Payments and all future advances from Mortgagee to Mortgagor, the Mortgagee, Obligations of any kind and in general, have agreed upon, hereby grant, bargain, sell, and release 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 piece, parcel or lot of land situate, lying and being on the eastern side of Farmington Rd., near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot 92 on plat of Chestnut Hills #1, which plat is recorded in the R.M.C. Office for Greenville County in plat book PP at page 83 and having, according to said plat the following metes and bounds to-wit: BEGINNING at an iron pin on the east side of Farmington Rd. at the joint front corner of lots numbers 91 and 92, and running thence with the joint line of said lots S. 73-59 E. 119.11 ft. to an iron pin; thence with the joint line of lots 92 & 93, S. 30-25 W. 118.1 feet to an iron pin on the eastern side of Farmington Road, thence with the curve of the eastern side of said road N. 44-31 W. 42.7 ft. to an iron pin thence in 28-35 W. 50 feet to an iron pin; thence N. 0-42 E. 59.3 feet to an iron pin at 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 legal 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

J. Walter Smith
(Witness)

J. W. Chapman
(Witness)

Jimmy M. Ward
Jimmy M. Ward (LS.)

Sarah M. Ward
Sarah M. Ward (LS.)