

NAME AND ADDRESS OF MORTGAGOR Barbara J. Gantt Route 6, Box 33 Easley, S.C.		GREENVILLE, S.C. APR 15 3 23 PM '71 OLLIE FARNSWORTH R.M.C.		MORTGAGEE: UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-13-71	\$ 1980.00	\$ 330.00	\$ 78.57	\$ 1571.43
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	1st	6-1-71	\$ 55.00	\$ 55.00	5-1-74

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.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 Pickens

All that piece, parcel or lot of land in the State of South Carolina, County of Pickens, about one mile Northeast of Easley on the Northeast side of Lenhardt Road, containing one-half acre, more or less, and according to plat of J. A. Pickens, Surveyor, of April 25, 1947, being more particularly described as follows, to-wit: BEGINNING at a stake on the edge of said road, the Southwest corner of a lot herein conveyed; running thence N. 31- E. 225 feet to a dogwood; thence S. 42 E. 131 feet 3 inches, more or less, to a point; thence S. 31 W. 183 feet, more or less, to a point on Lenhardt Road; thence N. 58 W. 125 feet, more or less, to the BEGINNING corner. This property is bounded on the Northwest and Northeast by property of G. E. Williams, on the Southeast by other lands of Easley Builders Subbly and on the Southwest by Lenhardt Road; being the identical property conveyed to G. B. Nalley by Easley Builders Supply by deed dated September 30, 1968, and recorded in Book of Deeds 11-V, at page 297, in the office of the Clerk of Court for Pickens County, South Carolina.

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 A. Guffin
(Witness)
J.W. Chapman
(Witness)

Barbara J. Gantt (L.S.)
Barbara J. Gantt

(L.S.)