

NAME OF BORROWERS WILLIAM D. WATSON LINDA G. WATSON 32 WEST DRIVE TRAVELERS REST, S. C.		LENDER: UNIVERSAL C.I.T. CREDIT COMPANY 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FRANCHISE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-22-72	7440.00	1877.00	200.00	4990.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	5th	6-5-72	124.00	124.00	5-5-76

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 LOT OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOTS NOS. 31 & 32 ON REVISED PLAT OF COLEMAN HEIGHTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK DDD AT PAGE 197 AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS COURSES AND DISTANCES, TO-WIT: BEGINNING AT AN IRON PIN ON THE EAST SIDE OF WEST DRIVE; THENCE WITH THE CURVE OF SAID STREET AS IT INTERSECTS WITH MILL CREEK ROAD, THE CHORD OF WHICH IS N. 30-44 E. 35.7 FEET TO AN IRON PIN ON THE SOUTH SIDE OF MILL CREEK ROAD; THENCE WITH THE SOUTH SIDE OF SAID ROAD N. 75-07 E. 145.2 FEET TO AN IRON PIN; THENCE S. 7-18 E. 90.8 FEET TO AN IRON PIN; THENCE CONTINUING S. 7-08 E. 122-2 FEET TO AN IRON PIN ON THE NORTH SIDE OF A 50 FT. UNNAMED ROAD; THENCE WITH THE NORTH SIDE OF SAID ROAD S. 70-53 W. 137.1 FEET TO AN IRON PIN; THENCE WITH THE CURVE OF SAID ROAD AS IT INTERSECTS WITH WEST DRIVE, THE CHORD OF WHICH IS N. 57-26 W. 31 FEET TO AN IRON PIN ON THE EAST SIDE OF WEST DRIVE; THENCE WITH THE EAST SIDE OF SAID STREET N. 5-45 W. 100 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE WEST SIDE OF SAID STREET N. 13-38 W. 75 FEET TO THE BEGINNING CORNER.

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] (L.S.)
WILLIAM D. WATSON
[Signature] (L.S.)
LINDA G. WATSON