

NAME AND ADDRESS OF MORTGAGOR(S) Nace Richard Ballew Connie Ballew Rt. 3 Layton Rd. Greenville, S.C.		MORTGAGEE UNIVERSAL CREDIT COMPANY CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C. 29606			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-18-71	\$ 2124.00	\$ 354.00	\$ 84.29	\$ 1685.71
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
36	7	8-7-71	\$ 59.00	\$ 59.00	7-7-74

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.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 lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, containing 0.6 acres, more or less as shown on plat of Winnie Layton sold to Richard Ballew, recorded in the R.M.C. Office for Greenville County in Plat Book 4-I, page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pine View Drive on the property line of Rochester, and running thence with Rochester and Clatworthy Layton, N. 20-45 E. 224.3 feet to an iron pin at the telephone pole, thence along or near the center of Layton Drive, S. 79-45 E. 97 feet to an iron pin; thence S. 7 W. 191 feet to an iron pin; thence along Carlot Rochester, S. 82-40 W. 159.5 feet to an iron pin at the point of beginning and being the same conveyed to me by deed of Winnie Layton Bvant to be recorded of even date herewith.

- 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. Ruffen (Witness) *Nace Richard Ballew* (L.S.)
Nace Richard Ballew

Lucia Dargone (Witness) *Connie Ballew* (L.S.)
Connie Ballew