

8571
BOOK 1207 PAGE 371 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR William Clarence Ferguson Elliott Dirton Bernice Dirton Route #10 (Frontage Road) Greenville, South Carolina		MORTGAGEE: UNIVERSAL C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-17-71	\$6840.00	\$1721.48	\$200.00	\$4918.52
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	24th	10-24-71	\$114.00	\$114.00	9-17-76

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 lot of land lying and being in Gantt Township, County and State Afore-said, containing 2 acres, more or less, according to survey and plat made by J. Mack Richardson, Surveyor, under date of May 3, 1950, and amended and specifically described as follows: BEGINNING at an iron pin at corner of Pinson and Davis on the Earle line and running thence along the Earle line N. 3-20 E. 285 feet to corner; thence S. 56-49 E. 704.7 feet to corner on Marie Davis' line; thence along Davis line N. 80-32 W. 614.8 feet to the beginning corner. LESS, HOWEVER, that portion of the above described premises conveyed to William Clarence Ferguson by deed recorded in the R.M.C. Office for Greenville County, South Carolina.

ALSO: All that piece, parcel or lot of land lying and being in Gantt Township, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at a wooden stake on the northern edge of a service road parallel to the United States Interstate Highway 85 and running thence in a northerly direction one hundred (100) feet, more or less, to a wooden stake; thence in a westerly direction seventy (70) feet, more or less; Crossing a gravel road, to a wooden stake in the line of the Earle Property; thence in a southerly direction one hundred (100) feet, more or less, to a wooden stake which is approximately forty (40) feet north of the northern edge of said service road, at the corner of the Marie Davis property; thence in an easterly direction seventy (70) feet, more or less, with the line of Marie Davis property, TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

the point of beginning.
 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 H. Giffen
 (Witness)
Don E. Lyford
 (Witness)

William Clarence Ferguson (LS.)
 William Clarence Ferguson
Elliott Dirton
 Elliott Dirton (LS.)

Bernice Dirton
 Bernice Dirton