

Universal C.I.T. Credit Service, Inc. 1000 North Main Street Greenville, S.C. 29601					
DATE	2/15/76	AMOUNT	200.00	CASH ADVANCE	7107.41
DATE	1/15/76	AMOUNT	170.00	CASH ADVANCE	11715.76

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

NOW KNOW All that Mortgagee has done herein and to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Service, Inc. is hereby assigned to Mortgagee and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time as defined and limited herein, hereby made, assigned, sold, and released to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon located in South Carolina County of **Greenville**.

All that tract of land near Simpsonville, County and State aforesaid, containing nine acres, more or less, according to a survey made by J. Mac Richardson, Reg. Land Surveyor, dated February, 1950, and shown on the plat as Tract Number 2. The said tract of land begins at a nail in a dirt road at southeast corner of a tract conveyed to Brodus C. Hipps and runs thence N. 79-52 W. 1,185.4 feet to corner; thence S. 16 W. 350 feet to iron pin on/or near branch; thence S. 81-45 E. 1,188 feet to corner in road; thence along said road N. 16-38 E. 310 feet to 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.

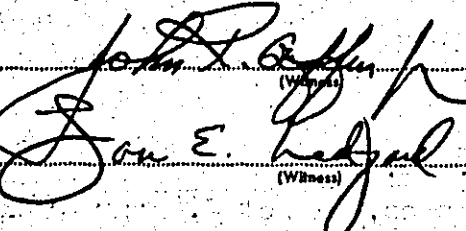
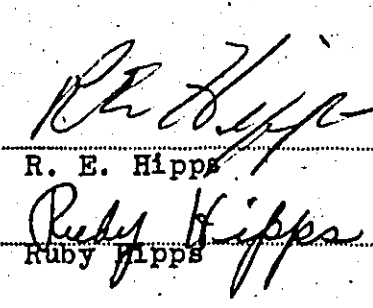
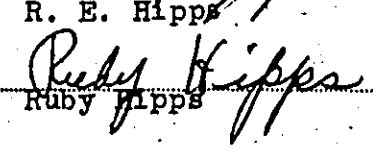
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

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

 (Witness)
 (L.S.)
 R. E. Hipps
 (L.S.)
 Ruby Hipps