Mrs. Ollie Farnsworth BEAL PROPERTY MORTGAGE BOOK 1212 PAGE 79 ORIGINAL RECORDING FEE MORTGAGEL UNIVERSAL CLT. CREDIT COMPANY Elbert Beasley & Dorothy Beasley ADDRESS 10 W. Stone Ave. Route # 2 Piedmont, S.C. Greenville, S.C. LOAN NUMBER DATE OF LOAN FINANCE CHARGE INITIAL CHARGE CASH ADVANCE , 1750.07 ,94.60 10-25-71 6480.00 4729-93 NUMBER OF INSTALMENTS DATE FIRST INSTALMENT DUE DATE DUE EACH MONTH AMOUNT OF FIRST DATE FINAL INSTALMENT DUE AMOUNT OF OTHER 6th 60 <u> 108.00</u> \$108.00°

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 Mortgager, the Maximum Outstanding at any given time not to exceed said amount stated obove, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate

tagether with all improvements thereon situated in South Carolina, County of GREENVILLE All that piece, parcel or lot of land in grove township county of Greenville, State of-South Carolina; located between Hythway 20; formerly highway 29 and P & N. Railway right of way and described as follows: Beginning at a point on the south East side of said highway which point is North West corner of lot # 1 of Lucia Balton Newton property as shown on plot of Dalton Neeves, March 1941 and runs thence along the line of lot # 1, South 66-00E, 212'7 feet; thence N 27-52-E 91 Ft. along said right of way of P & N Railway thence N. 58-23 West, 204.7 ft. to point onsaid highway; Thence along said highway South 31-45 W. 119 Ft. 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 laxes, assessments and charges against the above-described premises.

Martgagor 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 Mortgagoe shall become due, at the option of Mortgagoe, without notice or demand upon any default

Martgagar agrees in case of foreclosure of this martgage to pay a reasonable attarney's fee as determined by the court in which suit is filled and any court costs which shall be secured by this mortgage and included in judgment of foreclasure.

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.

Janes Fordie

Signed, Sealed, and Delivered

n ELBERT BEASLEY

Locally C Biasley

DOROTHY BEASSEY

82-10248 (6-70) - SOUTH CAROLINA