ALL THAT LOT OF LAND WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, NEAR THE CITY OF GREENVILLE, BEING SHOWN AS LOT NUMBER 144 ON PLAT OF SECTION III OF WADE HAMPTON GARDENS, AND RECORDED IN PLAT BOOK YY AT PAGE 179 AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF LEYSWOOD DR. AT THE CORNER OF LOT 143 AND RUNNING THENCE WITH THE NORTHERN SIDE OF SAID DRIVE, S. 61-24 W. 36.1 FT. AND S. 74-33 W. 88.2 FT. TO IRON PIN AT THE CORNER OF LOT 145 THENCE WITH THE LINE OF SAID LOT N. 81-15 E. 80 FT. TO IRON PIN AT CORNER OF LOT 143, THENCE WITH THE LINE OF SAID LOT S. 32-02 E. 158.3 FT. TO THE BEGINNING CORNER, BEING THE SAME CONVEYED TO US BY KNIGHT CONST. CO. INC. BY DEED OF THE DATE TO BE RECORDED 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

M J Warren (Witness)

B D Smith (Witness)

James Warren Dalton (L.S.)
JAMES WARREN DALTON

Mary B. Dalton (L.S.)
MARY B. DALTON

UNIVERSAL CIT LOANS 82-1024B (6-70) - SOUTH CAROLINA