

NUMBER OF PAYMENTS	DATE OF EACH PAYMENT	DATE WHEN FIRST PAYMENT DUE	AMOUNT OF EACH PAYMENT	AMOUNT OF CASH ADVANCE	DATE FINAL PAYMENT DUE
60		5-20-72	\$107.00	209.00	4-20-77
				CASH ADVANCE	
				4507.41	

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

NOW, KNOW ALL MEN, that Mortgagor (as E. hereinafter) has secured to Mortgagee a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above recited amount, and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, conveys, 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 SITUATE, LYING AND BEING IN GREENVILLE COUNTY SOUTH CAROLINA, AND BEING SHOWN AS LOT NO. 39 ON PLAT OF WESTERN HILLS, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK QQ AT PAGE 98-99 AND BEING, ACCORDING TO SAID PLAT SUCH METES AND BOUNDS AS SHOWN THEREON. THE ABOVE BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN BOOK 715 ON PAGE 256.

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. Turner
(Witness)

Bobbie Jean Wilson (L.S.)
BOBBIE JEAN WILSON

Phillip Bras
(Witness)

(L.S.)