

ORIGINAL

Universal Services Corporation
16 Liberty Lane
Greenville, S.C.

108	5/2/81	5509.98	None	8746.02
		132.00	132.00	5/2/81

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING ~~\$70,000.00~~ 15,000.00 C.D.N.

NOW, KNOW ALL MEN by these presents that I, Clara D. Nelson, do hereby certify that I have received from Mortgagee the sum of \$15,000.00 in full payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereinafter "Mortgagee") in the above total of payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time not to exceed and exceed beyond herein, hereby granted, bargain, sell, and release 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, Austin Township, containing one acre, more or less, being out of a tract of land shown on plat of lands of Howard Caldwell, recorded in the RMC Office for Greenville County in Plat Book MM at Page 53, and having the following metes & bounds: Beginning at a point 220 feet S 42-51 E from an iron pin near center of a County Road (Pelham And Greenville Road), which iron pin is at intersection with another County Road and at corner of Watson Property, and running thence along the former County Road S 42-51 E 158 feet to a point; thence containing along said road S 43-50 E 57 feet to a point; thence in a southwesterly direction 210 feet to a point; thence in a northwesterly direction 210 feet to a point; thence in a northeasterly direction 210 feet to a point in the County Road (Pelham & Gville Rd) the point of beginning. This is the same property conveyed to the mortgagors by deed in the RMC Office for Gville County in Deed Bk. 634 at pg. 186. Note: Waymon Nelson to Clara Nelson, a 1/2 undivided interest by deed dated 4-22-67, recorded in Deed Bk. 818, at page 460.

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

J.W. Chapman
(Witness)

Clara D. Nelson
Clara D. Nelson (L.S.)

James L. Moore
(Witness)