

DEED BOOK 1111 PAGE 222 DATE 5/10/75 PLATON 15		LENDER'S OFFICE Universal Financial Services, Inc. 46 Liberty Lane Greenville, S. C. 29615			
LOAN NUMBER 60	DATE OF THIS MORTGAGE 5/10/75	AMOUNT OF MORTGAGE \$ 2000.00	FINANCE CHARGE \$ 1050.00	INITIAL CHARGE \$ 150.00	CASH ADVANCE \$ 3000.00
NUMBER OF INSTALLMENTS 60	DATE OF FIRST PAYMENT 6/1/75	DATE OF FINAL PAYMENT 7/2/77	AMOUNT OF FIRST INSTALLMENT \$ 70.00	AMOUNT OF OTHER INSTALLMENTS \$ 70.00	DATE FINAL INSTALLMENT DUE 6/2/77

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

NOW KNOW ALL MEN, that Mortgagor (and, 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 Joint Payment) and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, 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 tract of land in Grove Township, Greenville County, State of South Carolina, just East of the Town of Piedmont, containing four acres, more or less, adjoining the lands of Jack Fisher, S. M. Jones, Sunnie Gambrell and others, and having the following courses and distances, to-wit:
 BEGINNING at a point in center of road at corner of John Hooper's property on the line of Jack Fisher, thence along the line of Jack Fisher, N. 64 E. 2 chains 57 links to an angle in road; thence S. 74½ E. 1.00 to an angle; thence S. 88 E. 1.06 to a point in road; new corner; thence S. 18-W. 10.25 to a stone on line of Mrs. Sunnie Gambrell, N. 89 W. 4.15 to a stone, new corner of John Hooper; thence along a new line of John Hooper, N. 18 E. 9.46 to point of beginning. This property is a part of the property known as the Garrison lands.

Being the same premises conveyed to the grantor by Dee R. Berry by Deed recorded in Book of Deeds 546 at Page 180.
 As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due of \$5833.08 on a mortgage held by Fidelity Federal Savings & Loan Association.

Grantee is to pay 1957 taxes.
 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)
Dee R. Berry (L.S.)
Opal Idell Berry (L.S.)