

NAME AND ADDRESS OF MORTGAGEE Alma Jean K. Storey Rt. 1 Box 189 Marietta, S.C.		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-31-72	\$6720.00	\$1890.37	\$200.00	\$4829.63
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	5	7-5-72	\$112.00	\$112.00	6-5-77

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 Mortgagor, the Maximum Outstanding at 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 Tract #1 All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Cleveland Township, Greenville County, South Carolina, on both sides of Jones Gap Road near River Falls on the waters of the Middle Saluda River, and having according to a plat of property of E. D. Going prepared by J. C. Hill, February 14, 1953, and revised May 17, 1953 & September 13, 1954, the following metes and bounds, to-wit: Beginning at an iron pin on the Northern Bank of the Middle Saluda River at the joint corner of property now or formerly of Bowen, S 28 W 27 ft. to a 2 1/2 inch beech near the Jones Gap Road; thence S 28 W 95 feet to a 3 prong beech; thence continuing along the Bowen property S 8-50 W 120 Feet to a 30 inch poplar; thence S 20-30 E 103 ft. to a 2 1/2 inch beech; thence N 12-20 E 262 feet to a mail cap in the middle of Jones Gap Road; thence along the center of said road S 40 E 82.3 feet to a point; thence along the line of property now or formerly of Varner N 15-45 E 103 Ft, more or less, to a point on the North Bank of the Middle Saluda River; thence along the North Bank of said river 108 ft, more or less, to a point; thence crossing said river & running thence S 28 W 30 feet, more or less, to the point of beginning. Tract #2 All that piece, parcel or lot of land, with the buildings and improvements thereon, situate lying and being in River Falls, Cleveland Township, Greenville County, South Carolina, with the following metes and bounds: Beginning at an iron pin on the southerly edge of Middle Saluda River; and running thence along the edge of Dr. Hugh Smith's private road N 3/4 E 60 feet to a pin in the Earl Benson line; thence N 68-1/2 W 1.80 chains to a pin; thence continuing with the Benson line S. 25 W 60 feet to a point on the edge of the Middle Saluda River; thence down the said river S 65 E 1.80 chains 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 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

John R. Giffen (Witness)
James G. Moore (Witness)

Alma Jean K. Storey (L.S.)
Alma Jean K. Storey
..... (L.S.)