

NAME AND ADDRESS OF MORTGAGOR MURRAY BEASLEY AND DOROTHY C. BEASLEY ROUTE 2 PIEDMONT, S.C.		MORTGAGEE OIT FINANCIAL SERVICES CORP. 10 WEST STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN 7-7-72	AMOUNT OF MORTGAGE 22,920.00	FINANCE CHARGE 9437.64	INITIAL CHARGE NONE	CASH ADVANCE 13,482.36
NUMBER OF INSTALLMENTS 180	DATE DUE EACH MONTH 12	DATE FIRST INSTALLMENT DUE 8-12-72	AMOUNT OF FIRST INSTALLMENT 191.00	AMOUNT OF OTHER INSTALLMENTS 191.00	DATE FINAL INSTALLMENT DUE 7-12-82

**THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00**

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.F. 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**

ALL THAT PIECE, PARCEL OR LOT OF LAND IN GROVE TOWNSHIP COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA; LOCATED BETWEEN HIGHWAY 20, FORMERLY HIGHWAY 29 AND P. & E. RAILWAY RIGHT OF WAY AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH EAST SIDE OF SAID HIGHWAY WHICH POINT IS NORTH WEST CORNER OF LOT #1 OF LUCIA DALTON NEWTON PROPERTY AS SHOWN ON PLOT OF DALTON NEEVES, MARCH 1941 AND RUNS THENCE ALONG THE LINE OF LOT #1, SOUTH 66-00E, 212'7 FEET; THENCE N 27-52-E 91 FT. ALONG SAID RIGHT OF WAY OF P. & N. RAILWAY THENCE N. 58-23 WEST, 204.7 FT TO POINT ON SAID HIGHWAY; THENCE ALONG SAID HIGHWAY SOUTH 31-45W. 119 FT. 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 or encumbrance whatsoever prior to 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. [Signature]*  
(Witness)

*Pam State*  
(Witness)

*[Signature]* (L.S.)  
*Dorothy C. Beasley* (L.S.)

