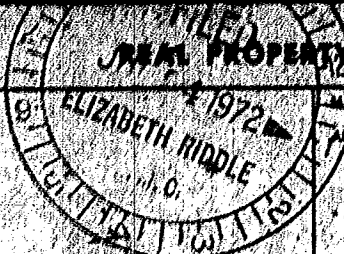


JUL 24 1977 2178 REAL PROPERTY MORTGAGE BOOK 1242 PAGE 183 ORIGINAL



NAME AND ADDRESS OF MORTGAGOR(S) Opera D. Barbare Rt. 2, Tugaloo Rd. Landrum, S. C.		MORTGAGEE OIT Financial Services, Inc. 116 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 7/21/72	AMOUNT OF MORTGAGE \$ 5700.00	FINANCE CHARGE \$ 1425.93	INITIAL CHARGE \$ 200.00	CASH ADVANCE \$ 1474.07
NUMBER OF INSTALLMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST INSTALLMENT DUE 9/10/72	AMOUNT OF FIRST INSTALLMENT \$ 95.00	AMOUNT OF OTHER INSTALLMENTS \$ 95.00	DATE FINAL INSTALLMENT DUE 8/10/77

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

NOW, KNOW ALL MEN, that Mortgages (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 ~~XXXXXXXXXX~~ Greenville

All that certain tract of land in said State and County, Highland Twonship, having the following metes and bounds and courses and distances: lying on both sides of the Highland and Tigerville Road. Beginning on a stake on the G. E. Dill line and with said line N. 42-30 W. 526 feet to a stake on the north side of said road; thence with said line N. 1 W. 464 feet to a stake on the said line; thence S. 68 W. 175 feet to a stake on the branch; thence S. 11-30 E. 87 feet to a stake; thence S. 6-30 W. 272 feet to a stake on the branch; thence S. 30-30 E. 145 feet to a stake on the south side of said road; thence S. 39-30 E. 508 feet to a stake in the field; thence N. 54-45 E. 168 feet to a stake, the beginning corner, and being the same tract of land conveyed to me by Judge M. Robertson by deed recorded in the Office of R.M.C. for Greenville County in Deed Book 269, at page 335, and containing 3 1/2 acres, more or less, bounded by lands of G. B. Dill Estate, Judge M. Robertson.

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)
Maura Smith (Witness)

Opera D. Barbare (L.S.)
Opera D. Barbare

RECORDING FEE
PAID \$ 1.50