

NAME & ADDRESS OF MORTGAGOR(S) James Douglas Poteat Miriam M. Poteat 12 Delray Circle Greenville, SC			MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services, Inc. 10 W. Stone Avenue Greenville, SC		
LOAN NUMBER 23967	DATE OF LOAN 7-2-73	AMOUNT OF MORTGAGE \$ 8880.00	FINANCE CHARGE \$ 2268.61	INITIAL CHARGE \$ 129.64	CASH ADVANCE \$ 6481.75
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 2	DATE FIRST INSTALMENT DUE 8-2-73	AMOUNT OF FIRST INSTALMENT \$ 148.00	AMOUNT OF OTHER INSTALMENTS \$ 148.00	DATE FINAL INSTALMENT DUE 7-3-78

JUL 6 1973

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
All that piece, parcel or lot of land, together with buildings and improvements situated, lying and being on the northern side of Delray Circle, in Greenville County, South Carolina, being shown and designated as Lot 8 an a final plot of Farmington Acres, section 2, Dated September 24, 1964, made by Carolina Engineer, and Servaying Company and recorded in RMC office in Greenville, SC, plot book BBB, Page 27, reference to which is hereby craved for the meets and bounds thereof.

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

R. L. Byrnes
(Witness)
Donna Smith
(Witness)

James D. Poteat (L.S.)
Miriam M. Poteat (L.S.)