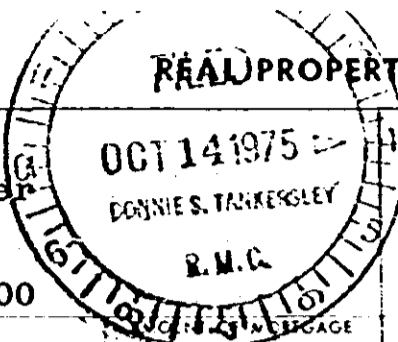


REAL PROPERTY MORTGAGE

BOOK 1351 PAGE 218

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) C. Marshall Prather Mary M. Prather 21 Two Notch Road Greenville, SC 29600		MORTGAGEE - UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: CIT FINANCIAL SERVICES 2911 N. Main St. Anderson, SC 29621	
LOAN NUMBER 19845114	DATE OF LOAN 10/10/75	AMOUNT OF MORTGAGE \$ 2808.00	FINANCE CHARGE \$ 579.42
NUMBER OF INSTALLMENTS 36	DATE DUE EACH MONTH 15	DATE FIRST INSTALLMENT DUE 11/15/75	AMOUNT OF FIRST INSTALLMENT \$ 78.00
			INITIAL CHARGE \$ 111.42
			CASH ADVANCE \$ 2228.58
			AMOUNT OF OTHER INSTALLMENTS \$ 78.00
			DATE FINAL INSTALLMENT DUE 10/15/78



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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Two Notch Road, near the City of Greenville, S. C., being shown as the greater portion of Lot No. 52 on the plat of Biltmore as recorded in the RMC Office for Greenville County, S.C. in Plat Book EE, page 174, and having according to a more recent survey made by R. W. Dalton, dated April 1959, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Two Notch Road, joint front corner of Lots 52 and 53, and running thence S 3-20 E 237.3 feet to an iron pin on the westerly side of Bear Grass Drive; thence along the westerly side of said Drive S 14-46 W 22.5 feet to an iron pin; thence S 89-17 W 67.2 feet to an iron pin, joint rear corner of Lots 51 and 52; thence along the common line of said Lots N 6-46 W 250.6 feet to an iron pin on the southerly side of Two Notch Road; thence along said Road N 83-15 E 90 feet to an iron pin, the point of the Beginning.

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 limited to, effect said insurance in its own name.

Any and all taxes, assessments, obligations, covenants, insurance premium, prior mortgage or any charge whatsoever in or against 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 shall be paid in the same manner as the debt hereby secured.

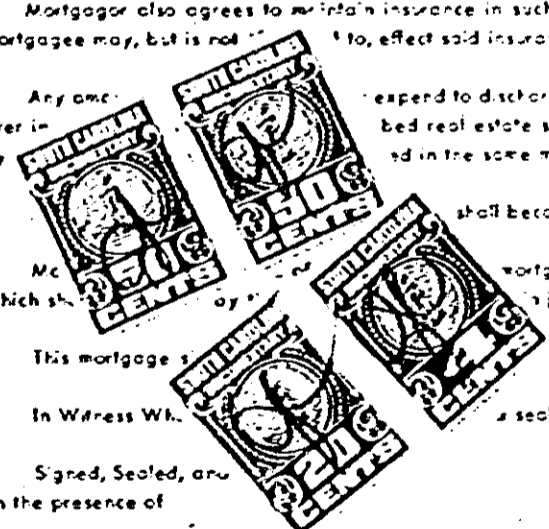
This mortgage shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be in the judgment of foreclosure.

This mortgage is subject to any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, Mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed, and
in the presence of



(Witness Signature)
(Witness)
(Witness Signature)
(Witness)

C. Marshall Prather (LS)
(Signature) (LS)