1.50 FEB 20 1968 21917 REAL PROPERTY MORTGAGE BOOK 1084 PAGE 349 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)			MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 W. Stone Ave. Greenville, S.C.		
David E. & Frances W. Talley 409 Rangeview Cr. Greenville, S.C.					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
198-21243	2-5-68	$ 7320.00	$ 1845.93	$ 200.00	$ 5274.07
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	5th	3-5-68	$ 122.00	$ 122.00	2-5-73

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

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

Beginning at an iron pin on the northern side of Range View Dr. at the corner of Lot 68 of White Horse Hgts. and running thence with the line of said lot N 40-0 E. 180.2 ft. to an iron pin in line of property of J. Ed Means; thence with the line of said property S. 38-52E 130ft. to an iron pin at the corner of property of R.E. Talley thence with the line of said property S. 50-08 W 175 ft. to an iron pin on the northeastern side of proposed 50ft street; thence with the northeastern side of said proposed street and continuing with the northeastern side of Range View Dr. N 38-52W 100ft. to the beginning corner.

FILED
FEB 20 1968
Mrs. Ollie Farnsworth

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 effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

Bernadette Foster (Witness) — David E. Talley (L.S.)

X (Witness) — Frances W. Talley (L.S.)

UNIVERSAL CIT LOANS 82-1024 (6-67) - SOUTH CAROLINA