



NAME AND ADDRESS OF MORTGAGOR:
 Lemuel Bennett
 Nannie Mae Bennett
 Box 73, Edwards Rd. Ext.
 Taylors, S. C.

UNIVERSAL C.I.T. CREDIT COMPANY
 46 Liberty Lane
 Greenville, S. C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
22131	11/5/69	\$ 7,440.00	\$ 1,110.00	\$ 158.57	\$ 3,171.43
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	24th	12/24/69	\$ 74.00	\$ 74.00	11/24/74

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, S. C.

All that certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville Chick Springs Township, being in or near the Town of Taylors, bounded by lands of Andy Smith, Charles Hammett, and Bessie Bennett, containing one acre, more or less, and having the following metes and bounds:

BEGINNING at an iron wrench, corner of Smith land and running thence N. 4-15 W. 165 feet to an iron pin; thence N. 85-45 W. 266 feet to an iron pin; thence S. 4-15 E. 165 feet to an iron pin on Hammett Line; thence S. 85-45 E. 266 feet to beginning corner.

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

Roy F. Uechler
 (Witness)

J. B. Bell
 (Witness)

Lemuel Bennett (I.S.)
 Lemuel Bennett

Nannie Mae Bennett (I.S.)
 Nannie Mae Bennett