

NAME AND ADDRESS OF MORTGAGOR(S) C. T. Bayne Nell Bayne Route #1 Simpsonville, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7-22-70	\$ 3120.00 -	\$ 780.00	\$ 111.43	\$ 2228.57
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	11th	9-11-70	\$ 52.00	\$ 52.00	8-11-75

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, about one mile southwest from the Bennets Bridge, lying on the southeast side of the Bennets Bridge Road (State Highway No. 296) being bounded on the southeast and northeast by other lands of myself, on the southwest by lands of Grady Neeley and on the northwest side by the said Highway, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said Highway, joint corner of the Grady Neely lands and runs thence with the Neely line S. 39-25 E. 21 feet to an old iron pin on the bank of the road, thence continuing with the same course and the Neely line for a total distance of 263.5 feet to an iron pin on the said line; thence a new line N. 36-40 E. 170 feet to an iron pin; thence N. 39-35 W. 263.5 feet to a point in the said Highway (iron pin back on line at 21 feet; thence with the center of the said Highway S. 36-40 W. 170 feet to the beginning corner containing one (1) acre, more or less.

TO HAVE AND TO HOLD and singular the premises described above unto the said Mortgagee, his 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.

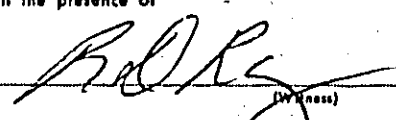
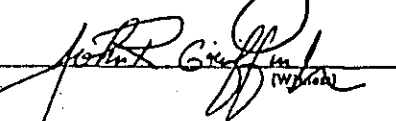
Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.


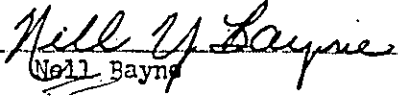
Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner 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



 (L.S.)
C. T. Bayne
 (L.S.)
Nell Bayne