

Mortgagee's Name Universal C.I.T. Credit Company Rt. 3, Box 141 Greenville, S. C.		Mortgagor's Name Clayton A. Freeman 14 Liberty Lane Greenville, S. C.	
DATE OF FIRST PAYMENT	2/23/71	AMOUNT OF FIRST PAYMENT	6180.00
DATE OF SECOND PAYMENT	10th	AMOUNT OF SECOND PAYMENT	1655.47
NUMBER OF MONTHLY PAYMENTS	60	DATE OF NEXT PAYMENT	10/10/71
AMOUNT OF EACH MONTHLY PAYMENT	108.00	AMOUNT OF NEXT MONTHLY PAYMENT	108.00
DATE OF NEXT PAYMENT	3/10/76	AMOUNT OF NEXT MONTHLY PAYMENT	108.00
DATE OF NEXT PAYMENT	3/10/76	AMOUNT OF NEXT MONTHLY PAYMENT	108.00

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

NOW KNOW ALL MEN that Mortgagor, for and in full 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 lot of land in the State of South Carolina, County of Greenville in the "Old Hundred" Community containing 5.7 acres, more or less, accordingly to a plat of the Property of Clayton Freeman by Jones Engineering Services dated September 25, 1965 recorded in Plat Book LLL at page 23 in the R.M.C. Office for Greenville County and being a portion Tract #4 as shown on a plat of the property of H. T. Rice recorded in Plat Book E at page 177. The tract herein conveyed as described according to the first mentioned plat as follows:

Beginning at an iron pin in a county road, joint front corner with Boyce and Harvey and running thence with said road, S. 38-15 W. 420 feet to an iron pin in said road; thence N. 64-41 W. 822.4 feet to an iron pin; thence N. 56 E. 224.1 feet to an iron pin and stone pile thence along the line of Boyce, S. 78-06 E. 860 feet to the point of beginning. This is a portion of the property conveyed to the Grantor by Deed of H. G. McDonald recorded in Deed Book 265 at page 220 in the R.M.C. Office for Greenville County.

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

A. J. Brown
 (Witness)
J. Walter Banks
 (Witness)

Clayton A. Freeman (LS.)
 Clayton A. Freeman
Margaret Sue Freeman (LS.)
 Margaret Sue Freeman