

NAME AND ADDRESS OF MORTGAGOR(S) Thomas A. Stephens Bobbie Jean L. Stephens Rt. 3, Brushy Creek Rd. Taylors, S. C.		MORTGAGEE: 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
	4/16/71	\$ 3000.00	\$ 750.00	\$ 107.11	\$2100.00
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	23rd	5/23/71	\$ 50.00	\$ 50.00	4/23/76

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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, situate, lying and being on the northern side of Brushy Creek Road, containing 1.0 acre and as shown on plat of property of Bobbie Jean Stephens recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book _____, at page _____, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Brushy Creek Road at the joint corner of property of the Grantor herein and Eva Boling and running thence N. 0-39 E. 310.5 feet to an iron pin; thence S. 85-33 E. 140 feet to an iron pin; thence S. 0-39 W. 310.f feet to an iron pin on the northern side of Brushy Creek Road; thence along Brushy Creek Road N. 85-33 W. 140 feet to the beginning corner.

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

F. Walter Gault
(Witness)

Thomas A. Stephens
Thomas A. Stephens (LS.)

John R. Goffin
(Witness)

Bobbie Jean L. Stephens
Bobbie Jean L. Stephens