

REAL PROPERTY MORTGAGE

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR Willie R. Griffith Rt. 1 Simpsonville, S. C.		MORTGAGEE UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER 21794	DATE OF LOAN 3/12/69	AMOUNT OF MORTGAGE \$ 3024.00	FINANCE CHARGE \$ 504.00	INITIAL CHARGE \$ 120.00	CASH ADVANCE \$ 2400.00
NUMBER OF INSTALMENTS 36	DATE DUE EACH MONTH 12	DATE FIRST INSTALMENT DUE 4/12/69	AMOUNT OF FIRST INSTALMENT \$ 84.00	AMOUNT OF OTHER INSTALMENTS \$ 84.00	DATE FINAL INSTALMENT DUE 3/12/72

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

On the Scuffletown Road on Peters Creek, containing 38.51 acres, according to plat thereof made by W. J. Riddle, Surveyor, dated Nov. 20, 1933, as amended by a plat of the said W. J. Riddle, dated Nov. 20, 1945. It begins at an iron pin on the Scuffletown Rd. at corner of lands of W. B. Kilgore and runs thence N. 54-22 E. 1590 ft. to an iron pin; thence N. 63-30 W. 234 ft. to stake; thence N. 73-45 W. 310 ft. to stake on Peters Creek; thence up the said Peters Creek N. 80-30 W. 619 ft. to bend; thence N. 34-15 W. 266 ft to another bend; thence N. 19 W. 539 ft. to bend; thence N. 3-15 E. 128 ft. to corner; thence S. 8 W. 137 ft. to corner; Thence S. 16-30 W. 277 ft. to corner; thence S. 0-15 W. 114 ft. to corner; thence S. 16 W. 123.5 ft. to corner; thence S. 3-15 W. 295 ft to corner; thence S. 21-15 W. 510 ft. to corner in road; thence along road S. 50-20 E. 818 ft. to the beginning corner less one acre conveyed off to H. L. Bayne by Tempy A. Bayne and others under date of Dec. 14, 1945. Said deed recorded in Deed Book 284, Page 169, R.M.C. Office, Greenville County. The property conveyed off according to the Riddle amended plat begins at an iron pin and runs thence N. 54-22 E. along W. B. Kilgore 256 ft. to a stake; thence N. 50-20 W. 175 ft. to ~~XXXXXXXXXXXX~~ the beginning corner the aforesaid tract of land is what remains of a parcel originally described as containing 41 3/4 acres but according to the Riddle Survey contained but 39.51 acres. It was originally conveyed to H. O. Bayne by R. R. Hafner by deed dated January 11, 1934, recorded in deed Book 175, Page 210, R.M.C. Office, Greenville County. Thereafter it was conveyed to Tempy A. Bayne by Fred S. Bayne and others by deed dated February 6, 1942, recorded in Deed Book 212, Page 112, R.M.C. Office, Greenville County. Another deed affecting the title is recorded in Book 243, Page 111. Reference is here made to said deed for the more particular and definite description.

As a part of the consideration hereof the grantee agrees to assume and pay the balance due on a mortgage given by H. O. Bayne to the Lank Bank Commissioner in the original amount of \$1100.00 under date of January 27, 1934, recorded in Mortgage Book 247, Page 179, R.M.C. Office, Greenville County. 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

Walter Banks
(Witness)

Willie R. Griffith
Willie R. Griffith (L.S.)

John M. Bell
(Witness)

(L.S.)