

NAME AND ADDRESS OF MORTGAGOR(S) Donnie Burton Mamie Burton Rt. 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
	7/9/70	\$ 6840.00	\$ 1721.48	\$ 200.00	\$ 4918.52
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	20th	8/20/70	\$ 114.00	\$ 114.00	7/20/75

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 lot of land lying in the State of South Carolina, County of Greenville, near the Pollard Road being 1.14 acres, designated "For Donnie Burton" on a plat entitled Property of Inez Burton (Donnie being spelled on the said plat as Donna) dated September 12, 1964, prepared by C. O. Riddle and recorded in the R.M.C. Office for Greenville County, in Plat Book _____, at page _____, and being further described as follows:

BEGINNING at an iron pin on the northern side of a 24 foot wide strip at the southeastern corner of property designated "For Roger Burton" which point is 100.8 feet in a northerly direction from the center line of Pollard Road and running thence along the said Rodger Burton property N. 45-01 W. 248 feet to an iron pin; thence N. 39-00 E. 200 feet to an iron pin; thence S. 45-01 E. 251 feet to an iron pin on the northeastern side of the said alley or strip thence along the northeastern side of Alley or strip S. 39-50 W. 199.8 feet to the point of beginning.

Being a portion of that property conveyed to Inez Burton by deed recorded in TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his successors and assigns forever. Deed Book 686, at page 484.

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

John R. Griffin
 (Witness)
Bill King
 (Witness)

Donnie Burton (L.S.)
 Donnie Burton
Mamie Burton (L.S.)
 Mamie Burton