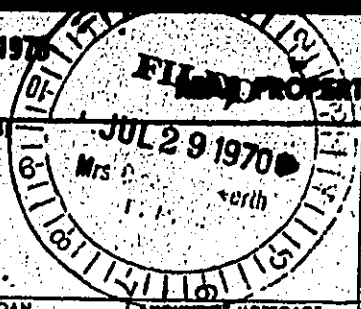


RECORDING FEE 1.50

JUL 29 1975 2409



BOOK 1162 PAGE 27 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) FRED D. DYKES PECOLIA P. DYKES RT # 8 GREENVILLE, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 10 WEST STONE AVE. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	7-2-70	\$ 4260.00	\$ 1065.00	\$ 152.71	\$ 2829.86
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	8-15-70	\$ 71.00	\$ 71.00	7-15-75

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, S. C.

BEGINNING at an iron pin in the center of the road leading south from the old Greenville-Anderson Road to Piedmont, South Carolina, and running thence with the center of said piedmont Road S. 1-1/2 degree E. 200 feet to an iron pin; thence continuing with the center of said piedmont Road S. 20 degrees 00' W. 67 feet to an iron pin; thence still with Piedmont Road S. 41 1/2 degrees W. 50 feet to a point in the road, corner of property new or formerly of C. H. Woodson; thence along line of property now or formerly of C. H. Woodson N. 41 degrees 00' W. 273 feet to a stake at the southeast edge of Old Greenville - Anderson Road; thence along said road N. 67-1/2 degrees E. 100 feet to a point in the center of the piedmont Road, the beginning corner.

THIS IS THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED OF C. H. WOODSON DATED NOVEMBER 15, 1949, RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR ANDERSON COUNTY, SOUTH CAROLINA, IN DEED BOOK 8-S, PAGE 217.

TO HAVE AND TO HOLD all 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

Steve Lavelle
(Witness)

Fred D. Dykes
FRED D. DYKES (I.S.)

Sandy Jordan
(Witness)

Pecolia P. Dykes
PECOLIA P. DYKES (I.S.)