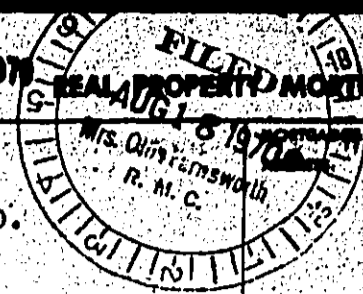


RECORDING FEE PAID

3 AUG 18 1970 3971



BOOK 1163 PAGE 563 ORIGINAL

NAME/ADDRESS OF MORTGAGOR(S) STANLEY ENOCH STANKUS 5 CIRCLE DR. MAULDIN, S. C. GREENVILLE, CO.		UNIVERSAL C.I.T. CREDIT COMPANY 10 WEST STONE AVE. GREENVILLE, S. C.			
LOAN NUMBER 22484	DATE OF LOAN 8-7-70	AMOUNT OF MORTGAGE 4224.00	FINANCE CHARGE 889.26	INITIAL CHARGE 158.80	CASH ADVANCE 3006.98
NUMBER OF INSTALMENTS 48	DATE DUE EACH MONTH 15	DATE FIRST INSTALMENT DUE 9-15-70	AMOUNT OF FIRST INSTALMENT 88.00	AMOUNT OF OTHER INSTALMENTS 88.00	DATE FINAL INSTALMENT DUE 8-15-74

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.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, NEAR MAULDIN, S. C. ON THE SOUTHEASTERN SIDE OF CIRCLE DRIVE AND BEING KNOWN AND DESIGNATED AS LOT NO. 144 ON PLAT OF ADDITION TO GREENBRIER RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "QQ", AT PAGE 30, AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNINE AT AN IRON PIN ON THE SOUTHEASTERN SIDE OF CIRCLE DRIVE AT THE JOINT FRONT CORNER OF LOTS NO. 143 AND 144 AND RUNNING THENCE ALONG SAID DRIVE N. 54-15 E. 100 FEET TO AN IRON PIN: THENCE S. 35-15 E. 182.8 FEET TO AN IRON PIN: THENCE S. 55-19W. 100 FEET TO AN IRON PIN: THENCE ALONG THE JOINT LINE OF LOTS NOS. 143 AND 144 N. 35-15 W. 181.8 FEET TO THE POINT OF BEGINNING.

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

[Signature]
(Witness)

[Signature]
STANLEY ENOCH STANKUS (I.S.)

[Signature]
(Witness)