RECORDING FEE PAID $1.50 | 1347 | DEC 8 | BOOK 1174 PAGE 655 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S)

Lawrence G. Robbins
Martha G. Robbins
Rt. 3, Owens Rd.
Taylors, S. C.

NAME AND ADDRESS OF 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
	12/7/70	$ 6288.00	$ 1354.34	$ 96.71	$ 4836.92
NUMBER OF INSTALMENTS	**DATE DUE EACH MONTH**	**DATE FIRST INSTALMENT DUE**	**AMOUNT OF FIRST INSTALMENT**	**AMOUNT OF OTHER INSTALMENTS**	**DATE FINAL INSTALMENT DUE**
48	22nd	1/22/71	$ 131.00	$ 131.00	12/22/75

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, about one mile East of Taylors, S. C., being known and designated as a portion of Lot No. 4 of Block 9 according to a plat of the property of H. K. Townes, formerly the Warren Walker property made by H. S. Brockman, Surveyor, March 8, 1941 and having, according to a recent survey made by R. B. Bruce on Oct. 1, 1960 of the property of Lawrence G. Robbins, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lot No. 4 and Lot No. 3, on Owens Road and running thence along Owens Road, South 41-30 West 130.5 feet to a point on Owens Road; continuing thence along Owens Road, South 27-10 West 29.5 feet to an iron pin in Lot 4; running thence a new line through Lot No. 4, South 61-54 East 151.9 feet to an iron pin; running thence North 71-15 West 140 feet to an iron pin on Owens Road, 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

B D R (Witness)

Annette Scott (Witness)

Lawrence G. Robbins (L.S.)
Lawrence G. Robbins

Martha G. Robbins (L.S.)
Martha G. Robbins

UNIVERSAL CIT LOANS 82-1024B (6-70) - SOUTH CAROLINA