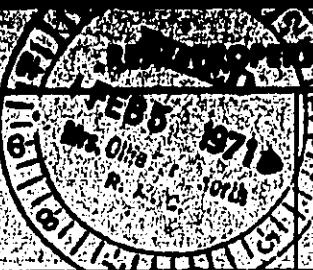


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MORTGAGE BOOK 1180 PAGE 157

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR James Calvin Jones Mary Jones 507 Glenn Rd. Greenville, S. C.		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
	2/2/71	\$820.00	\$1457.04	\$200.00	\$4162.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	6th	3/6/71	\$97.00	\$97.00	2/6/76

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 with the buildings and improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as the westerly portion of Lot 14 on map of Glenn Farms, which plat is recorded in Plat Book M, page 75, and having, according to plat of division of Lot 14, made by J. Mack Richardson, Engineer, February 23, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Glenn Road at the front corner of Lot 13; and running thence N. 13-40 W. 178 feet to an iron pin; Thence N. 76-20 E. 53 feet to an iron pin; thence S. 12-51 E. 170.11 feet to an iron pin on Glenn Road; thence along Glenn Road S. 67-48 W. 51 feet to an iron pin, point of beginning.

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

[Signature]

(Witness)

[Signature]

(Witness)

[Signature] (L.S.)
James Calvin Jones

[Signature] (L.S.)
Mary Jones