

UNIVERSAL CREDIT CORPORATION		GREENVILLE, SOUTH CAROLINA	
DATE OF THIS INSTRUMENT	1/23/76	AMOUNT OF THIS INSTRUMENT	200.00
DATE OF MATURITY	1/23/77	AMOUNT PAID	1251.85
DATE OF NEXT PAYMENT	1/23/76	AMOUNT PAID	39.00
DATE OF NEXT PAYMENT	1/23/76	DATE OF NEXT PAYMENT	5/1/76

**THIS MORTGAGE SECURES THE FOLLOWING ADVANCE - NATIONAL CITY/LOANS \$10,000.00**

NOTE: THAT ALL MONEYS AND INTEREST THEREON ARE HEREBY SECURED BY MORTGAGE TO UNIVERSAL CREDIT CORPORATION (hereinafter "Mortgagee") in the above land of Mortgagee and all other interests therein. Mortgagee in Mortgagee the National City/Loans of any given time and interest shall be paid 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 certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, lying on the western side of Greer-Oneal Road (which is an extension of Memorial Drive) and being a part of Tract No. \_\_\_\_\_ as shown on Plat of Property of John M. Greer and Frances Jane Greer Estates, said plat made by H. S. Brockman, Surveyor, and recorded in the office of the RMC for Greenville County in Plat Book "M" at page 67, and is further identified as being a part of the same land conveyed to us by two deeds recorded in the said RMC office in Deed Book 422 at page 244 and Deed Book 447 at page 35, and having the following courses and distances, to-wit:

Beginning on a nail and cap in the center of the said Greer-Oneal Road, joint corner of tracts Nos. 3 & 4 as shown on said plat, and runs thence with the common line of these two lots, N. 79-35 W. 23.5 feet to an iron pin in a driveway, then continuing with the same course for a total distance of 150 feet to an iron pin on the said line, thence with the said driveway, S. 41-25 W. 70 ft. to a nail and cap in the said driveway; thence S. 29-35 W. 41.7 ft. to an iron pin on the eastern margin of the said driveway; thence S. 79-25 E. 211 ft. to a nail and cap in the said Greer-Oneal Road (iron pin back on line on the western bank of the road); thence with the said road N. 4-25 E. 100 feet to the beginning corner.

If the Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagee 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 Mortgagee to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagee 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 Mortgagee 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

*John D. Cuffman*  
*J. Walter Bards*  
 (Witness)

*Leland Martin*  
 Leland Martin (L.S.)

*Mildred Martin*  
 Mildred Martin (L.S.)