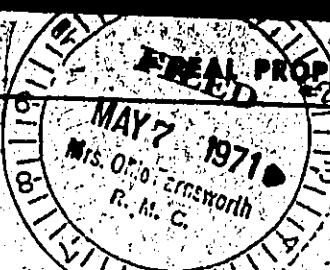


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REAL PROPERTY MORTGAGE

BOOK 1189 PAGE 591

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Fred D. Sexton Sandra Sexton 117 Woodland Dr. Fountain Inn, S.C.		MORTGAGEE UNIVERSAL C.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	5-3-71	\$ 6720.00	\$ 1716.79	\$ 98.10	\$ 4905.11
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
. 69	21st	6-21-71	\$ 112.00	\$ 112.00	5-21-76

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.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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville being known as Lot 14, in Plot Book EE at page 101 and having according to said plot the following metes and bounds, to-wit:

Beginning at an iron pin of the western side of Woodland Drive at the corner of Lot 15, and running thence N. 78-15 W. 235.5 feet to an iron pin; thence S 20-40 W 45.3 feet to an iron pin, thence along the rightof way of Duke Power Company S 60-35 feet 264 feet to an iron pin on the western side of Woodland Drive thence along said Drive N 10 E 125.6 feet to the 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

J. D. Griffin Jr.
(Witness)
F. Walter Bank
(Witness)

Fred D. Sexton(L.S.)
Fred D. Sexton
Sandra Sexton(L.S.)
Sandra Sexton