

MORTGAGOR RALPH A. WELLS & MARILYN WELLS 300 VINSON DRIVE GREENVILLE, S.C.		MORTGAGEE UNIVERSAL C.T. CREDIT COMPANY 10 W. BUREAU AVE. GREENVILLE, S.C.			
DATE OF MORTGAGE 11-18-70	AMOUNT OF MORTGAGE 2870.00	INTEREST CHARGE 805.71	DONALD CHARGE 100.71	CASH ADVANCE 1873.29	
NUMBER OF PAYMENTS 60	DATE FOR EACH PAYMENT 20th	DATE FOR PAYMENT BEGIN 12-20-70	AMOUNT OF FIRST PAYMENT 47.00	AMOUNT OF OTHER PAYMENTS 47.00	DATE FIRST PAYMENT DUE 11-20-75

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.T. Credit Company (hereafter "Mortgagee") in the above Table of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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 situate, lying and being in the county of Greenville, State of South Carolina, being known and designated as Lot No. 44, Vinson Drive, as shown on a plat of LONGFOREST ACRES of record in the office of the RMC for Greenville County in Plat book JJJ, page 53, reference to which is craved for a metes and bounds description thereof.

This conveyance is made subject to all easements, restrictions and rightsof-way which may affect the property hereinabove described.

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

 (Witness)

 (Witness)

x Ralph A. Wells (L.S.)
 x Marilijn Wells (L.S.)