ORIGINAL MORTGAGE BOOK 1215 PAGE 519 RECORDIT MONTGAGES LINES ENGINEERING CONTROL CO Farnsworth NAME AND ADDRESS OF MORTGAGOR(S) CIT Financial Services, Inc. Sanford H. Baird 46 Liberty Lane 16 Northwood ave. Greenville, S. C. Greenville, s. C. CASH ADVANCE FNANCE CHARGE AMOUNT OF MORTGAGE DATE OF LOAN LOAN NUMBER 34.34 : 1717.25 : 240.41 1992.00 AMOUNT OF OTHER DATE FINAL INSTALMENT DUE DATE FIRST INSTALMENT DUE NUMBER OF INSTAUMENTS 83.00 \$3.00

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 "Mortgagoe") in the above Total of Payments and all future advances from Mortgagoe to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagoe, its successors and assigns, the following described real estate

All that parcel, piece, or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the South side of Northwood Avenue, and designated as lot #12 of the property of Furman C. Smith and G. Herman Walker, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Northwood Avenue, which iron pin is 370 feet East of the Northeast intersection of Northwood Avenue and Summit Drive, joint corner of lots #10 and #12; thence along the joint line of said lots S. 1-26 W. 170 feet to an iron pin, rear joint corner of said lots; thence S. 87-34 E. 75 feet to an iron pin, rear joint corner of lots #12 and #11; thence along the joint line of said lots N. 1-26 E. 170 feet to an iron pin in the line of Northwood Avenue; thence along the Southern side of Northwood Avenue N. 87-34 W. 75 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

James L. Morres

Sanford H. B

.....(L.S.)

CT 82

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