

NAME AND ADDRESS OF MORTGAGOR(S) Willie A. Patton Route 1, Box 119 Slapsonville, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.		BOOK 11420 PAGE 207		
LOAN NUMBER		DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
		12-29-69	\$ 4224.00	\$ 889.26	\$ 158.00	\$ 3175.94
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE	
48	10th	2/10/70	60.60	60.00	1/10/74	

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00**

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 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 County and State aforesaid, Austin Township, lying on the northern side of Alder's Creek, and being shown as a one acre lot on plat of property of Lucy Adams, made February 2, 1890, by C. C. Middle, Surveyor, and recorded in the R.C. Office for Greenville County in Plat No. 1000, at page 133, and being more particularly described as follows:

Beginning in the center of County Road leading from Slapsonville to Five Forks, joint corner with lot of Harley Adams and running along the center of said County Road N. 66-33n. 250 feet to a point in the center of said road; thence S. 24-27 E. 123.4 feet to an iron pin; thence S. 66-33 W. 126.8 feet to an iron pin, the joint corner of the Harley Adams lot; thence N. 39-51 W. 23.5 feet to the center of said County Road, the beginning corner and containing one acre, more or less.

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 Mortgagor's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

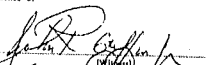
All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.


Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

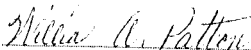
In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered

In the presence of

  
John P. Giffen  
(Witness)

  
Willie A. Patton  
(Witness)

  
Willie A. Patton (L.S.)

(L.S.)