

NAME AND ADDRESS OF MORTGAGOR(S) Billy Donald Earle Dorothy Earle Rt. 4, Box 289-B Piedmont, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER 22338	DATE OF LOAN 2/27/70	AMOUNT OF MORTGAGE \$ 3480.00	FINANCE CHARGE \$ 870.00
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 4th	DATE FIRST INSTALMENT DUE 4/4/70	INITIAL CHARGE \$ 124.29 AMOUNT OF OTHER INSTALMENTS \$ 58.00
		CASH ADVANCE \$ 2485.71 DATE FINAL INSTALMENT DUE 3/4/75	

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 of 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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, and containing one (1) acre according to a plat of the property of Elijah Hawthorne made by Carolina Engineering and Surveying Co., November 11, 1963, and according to said plat being more particularly described as follows:

BEGINNING at a point in the center of Neeley Ferry Road and running thence along the County Road S. 36-0 W. 210 feet to an iron pin; running thence S. 55-45 E. 210 feet to an iron pin on the property of Elijah Hawthorne; thence continuing along said property N. 38-0 E. 210 feet to a spike in the center of Neeley Ferry Road; running thence along the center of said road N. 55-45 W. 210 feet to the point of beginning.

I DO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagor, his 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 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

RD Ray (Witness)
Annette Scott (Witness)

Billy Donald Earle (M.S.)
 Billy Donald Earle
Dorothy Earle (M.S.)
 Dorothy Earle