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|--|---------------------|--|----------------------------|-----------------------------|---------------------------|
| NAME AND ADDRESS OF MORTGAGOR(S) Lewis Byrd Felicia Byrd Rt. 10, Blassingame Rd. Greenville, S. C. | | MORTGAGEE OIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C. <i>2 arcw don's Rd. South 1/2</i> | | | |
| LOAN NUMBER | DATE OF LOAN | AMOUNT OF MORTGAGE | FINANCE CHARGE | INITIAL CHARGE | CASH ADVANCE |
| | 8/6/71 | \$8160.00 | \$ 2063.70 | \$ 200.00 | \$ 5896.30 |
| NUMBER OF INSTALMENTS | DATE DUE EACH MONTH | DATE FIRST INSTALMENT DUE | AMOUNT OF FIRST INSTALMENT | AMOUNT OF OTHER INSTALMENTS | DATE FINAL INSTALMENT DUE |
| 60 | 20th | 9/20/71 | \$ 136.00 | \$ 136.00 | 8/20/76 |

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.I.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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, containing 2 acres, more or less, on the northwest side of Davis Road and southwest of Brushy Creek, as shown on a plat of property of Richard Davis Estate, surveyed February, 1941, by Dalton & Neves, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the northwest side of Davis Road and running thence in a northwestern direction along the line of other property of Felicia D. Byrd 204 feet to a stake in the line of Janie Davis' property N. 40-10 E. 408 feet to a stake; thence in a southeastern direction along the line of property of Felicia D. Byrd 204 feet to a stake on Davis Road; thence along the northwestern side of Davis Road 408 feet to the point of beginning. Being the same conveyed to me by Felicia Byrd by deed dated October 24, 1957, and recorded in the R.M.C. Office for Greenville County in Deed Book 586, at page 350.

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

Jan E. Hedgcock
 (Witness)
James R. ...
 (Witness)

Lewis Byrd (L.S.)
 Lewis Byrd
Felicia D. Byrd (L.S.)
 Felicia Byrd