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 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1328 PAGE 551 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR <b>JESSIE O. HARDIN        213 BROOKSIDE AVE.        GREENVILLE, S.C. 29609</b>		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: <b>CIT FINANCIAL SERVICES        10 WEST STONE AVE.        GREENVILLE, S.C.</b>			
LOAN NUMBER 30052	DATE OF LOAN 11-4-74	AMOUNT OF MORTGAGE \$ 12576.00	FINANCE CHARGE \$ 4514.46	INITIAL CHARGE \$ 0	CASH ADVANCE \$ 8061.54
NUMBER OF INSTALMENTS 96	DATE DUE EACH MONTH 8	DATE FIRST INSTALMENT DUE 12-8-74	AMOUNT OF FIRST INSTALMENT \$ 131.00	AMOUNT OF OTHER INSTALMENTS \$ 131.00	DATE FINAL INSTALMENT DUE 11-8-82

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 certain piece, parcel or lot of land in the city of Greenville, County of G'Ville, Stats of South Carolina, situate, lying and being on the Northeast side of Brookside Ave., formerly Westview Road, being known and designated as Lot No. 2 on plat of Property of W. E. Phelps, recorded in the R.M.C. Office for Greenville County in Plat Book "F" at page 46, and fronting on said Brookside Avenue 78.4 feet and having such metes and bounds, according, to said plat, as follows:**

**BEGINNING at an iron pin on the Northeast side of Brookside Avenue, said iron pin being 293.4 feet S. 44-45 E. from the Eastern intersection of Briarcliff Drive and Brookside Ave. and running thence with Brookside Avenue, S. 44-45 E. 78.4 Feet to an iron Pin; thence N. 32 W. 89.3 feet to an iron pin; thence S. 45-05 W. 194 feet to an iron pin, 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

*[Signature]*  
 (Witness)  
*[Signature]*  
 (Witness)

*[Signature]* (L.S.)  
 (L.S.)