

GREENVILLE
 REAL PROPERTY MORTGAGE 8001 1444 PAGE 12 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Donald W. Tomlinson Gayle Tomlinson 200 Brantford Lane Greenville, SC 29605			MORTGAGEE: UNIVERSAL C.L.T. CREDIT COMPANY ADDRESS: 10 West Stone Ave. Greenville, SC 29602		
LOAN NUMBER 29460	DATE OF LOAN 09/11/78	AMOUNT OF MORTGAGE \$ 14,280.00	FINANCE CHARGE \$ 5720.97	INITIAL CHARGE \$	CASH ADVANCE \$
NUMBER OF INSTALMENTS 54	DATE DUE EACH MONTH 15th	DATE FIRST INSTALMENT DUE 10/15/78	AMOUNT OF FIRST INSTALMENT \$ 170.00	AMOUNT OF OTHER INSTALMENTS \$ 170.00	DATE FINAL INSTALMENT DUE 09/15/85

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.L.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, situate in the State of South Carolina, County of Greenville, at the northeastern corner of the intersection of Brantford Lane and Fairfield Road, being known and designated as Lot No. 51, as shown on a Plat of South Forest Estates, made by Pickell & Pickell, August 29, 1955, and recorded in the P.W.C. Office for Greenville County, in Plat Book 80, at Page 181, and having, according to said Plat, the following metes and bounds, to-wit: Beginning at an iron pin on the eastern side of Brantford Lane, at the joint front corner of Lots 51 and 52, and running thence along the common line of said Lots N. 94-41 E. 125 feet to an iron pin; thence running S. 5-16 W. 79.9 feet to an iron pin on the northern side of Fairfield Road; thence with the line of said Fairfield Road S. 77-49 W. 97.9 feet to an iron pin at the northeastern corner of the intersection of Brantford Lane and Fairfield Road; thence with the curve of said intersection, the chord of which is N. 53-40 W. 37.4 feet, to an iron pin on the eastern side of Brantford Lane; thence with the line of said Lane N5-12 W. 67 feet to the point of beginning.

Derivation is as follows: Deed Book 939, Page 521- Johnny W. Eushing and Lana E. Eushing 3/30/72

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

Beverly Hessett
 (Witness)

Donald W. Tomlinson (L.S.)

W.C. Ewing
 (Witness)

Gayle Tomlinson (L.S.)



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