

UNIVERSAL CREDIT LOANS					
GREENVILLE, SOUTH CAROLINA					
MORTGAGE NO. 60					
AMOUNT OF CASH ADVANCE	INTEREST RATE	TERMS	DATE	AMOUNT OF CASH ADVANCE	CASH ADVANCE
2700.00	135.00			2700.00	2700.00
60				61.00	3-28-77

**THE MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$10,000.00**

NOW, KNOW ALL MEN, that Mortgagee has made and does hereby make a promissory note of credit from Mortgagor to Universal C.L.T. Credit Company (hereinafter "Mortgagee") in the sum of (and to be repaid) all the moneys hereinafter advanced to Mortgagee, the Maximum Outstanding of any given time not to exceed and amount stated above, hereinafter advanced, made and repaid to Mortgagee by successors and assigns, the following described real estate

**GREENVILLE**

ALL THAT PIECE, PARCEL OR LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE NORTHEASTERLY SIDE OF BROOKSIDE AVENUE ( FORMERLY WESTVIEW ROAD), IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS A PORTION OF LOTS NOS. 13 and 15, EAST OVERBROOK LAND COMPANY, ACCORDING TO A PLAT THEREOF RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, S.C., IN PLAT BOOK "C" AT PAGE 274, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO WIT;

BEGINNING AT AN IRON PIT ON THE NORTHEASTRELY SIDE OF BROOKSIDE AVENUE (FORMERLY WESTVIEW ROAD), AT THE INTERSECTION OF SAID AVENUE AND A 15-FOOT ALLEY, WHICH POINT IS 200 FEET IN AN EASTERLY DIRECTION FROM THE INTERSECTION OF BROOKSIDE AVENUE, AND BRIARCLIFF DRIVE (FORMERLY CENTRAL STREET), AND RUNNING THENCE WITH THE LINE OF SAID ALLEY, NB 45 W 50 FEET TO AN IRON PIN; thence S 42 35 W 110 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF BROOKSIDE AVENUE, THENCE ALONG THE NORTHEASTRELY SIDE OF BROOKSIDE AVENUE, S 44 45 E 50 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

BD Smith  
(Witness)  
Phil Brady  
(Witness)

Donald M. Tomlinson (L.S.)  
DONALD M. TOMLINSON  
Gail M. Tomlinson (L.S.)  
GAIL TOMLINSON

