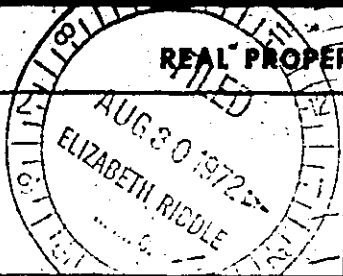


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REAL PROPERTY MORTGAGE

BOOK 1247 PAGE 245

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NAME AND ADDRESS OF MORTGAGOR(S) NORMAN B. RIDDLEY JOHNNIE SUE RIDDLEY 7 BENTWOOD DRIVE GREENVILLE, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: CIT FINANCIAL SERVICES 10 W. STONE AV. GREENVILLE, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8/25/72	\$ 3180.00	\$795.00	\$ 113.57	\$ 2271.43
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	31	9/31/72	\$ 53.00	\$ 53.00	8/31/77

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 LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE ON THE SOUTHWEST SIDE OF BENTWOOD DRIVE (SOMETIMES REFERRED TO AS BENTWOOD AVENUE OR BENTWOOD STREET) NEAR THE CITY OF GREENVILLE IN GREENVILLE COUNTY, S.C. BEING SHOWN AS LOT NO. 23 ON PLAT OF MCCULLOUGH HEIGHTS, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK E, PAGE 95, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHWEST SIDE OF BENTWOOD DRIVE AT THE JOINT FRONT CORNER OF LOTS 23 AND 24; AND RUNS THENCE ALONG THE LINE OF LOT 24, S. 43-45 W. 150 FEET TO AN IRON PIN; THENCE N. 41-20 W. 69.1 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOT 18, N. 43-53 E. 135.5 FEET TO AN IRON PIN ON THE SOUTHWEST SIDE OF BENTWOOD DRIVE; THENCE ALONG BENTWOOD DRIVE, S. 58-20 E, 70 FEET TO THE BEGINNING CORNER.

THE GRANTOR INHERITED AN UNDIVIDED ONE-HALF INTEREST IN THIS PROPERTY FROM HIS MOTHER BEULAH M. DUNCAN WHO DIED INTTESTATE IN NOVEMBER, 1950, AND THE REMAINING ONE-HALF INTEREST

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 THEREIN WAS CONVEYED TO THE GRANTOR BY DEED OF HOLMES BEACHAM DUNCAN, DATED DECEMBER 9, 1963, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. IN DEED BOOK 737, PAGE 543.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, SET BACK LINES, ROADWAYS, EASEMENTS AND RIGHTS OF WAY, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY.

GRANTEE TO PAY 1969 TAXES.

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

R. L. Byrnes (Witness)  
B. D. Smith (Witness)

x Norman B. Riddley (LS.)  
NORMAN B. RIDDLEY  
x Johnnie Sue Riddley (LS.)  
JOHNNIE SUE RIDDLEY