

RECORDING FEE

REAL PROPERTY MORTGAGE

1333 PAGE 484 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR'S JAMES L. THOMPSON SARAH BROCKMAN THOMPSON 431 Rutherford Road Greenville, S. C. 29609		MORTGAGEE UNIVERSAL CREDIT COMPANY 311 Financial Services 10 West Stone Ave. Greenville, S. C. 29609			
Also property located at Old Camp Road					
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2/19/75	\$ 3,750.00	\$ 945.00	\$ 137.00	\$ 2,700.00
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	24	3/2-1/75	\$ 89.00	\$ 89.00	2/21/80

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, that Mortgagor (or, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal C.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 in Greenville Township, Greenville County, State of South Carolina near northern corporate limits of the City of Greenville, on northwestern side of old National Highway, (old Camp Road), and being shown and designated as Lot Number Three (no. 3) on a plat of the Walter P. Alwine property, made by H.S. Brockman, Sur., July 22, 1946, and according to said plat, having the following metes and bounds, to-wit:

Beginning at a point on Northwestern side of old National Highway (Old Camp Road) at the intersection with Pine Street, and running thence NW, along the western side of said Pine Street, 100 feet to point, rear corner of Lot No. 4 on said plat; thence S. 71-24 W. 60 feet along the rear line of said Lot No. 4 to joint, joint rear corner of Lots Nos. 2, 3, 4 and 5; thence S. 27-15 E. 153.66 feet along the eastern line of Lot No. 2 to point on northwestern side of said Highway, to point of beginning. This is a part of a subdivision of Lot No. 2 of the B. M. McGee Trust Estate as shown by plat recorded in Plat Book "M" at page 51, R.M.C.

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

Kevin S. Moore (Witness)

McCorum (Witness)

James L. Thompson (LS.)
Sarah Brockman Thompson (LS.)

UNIVERSAL C.T. LOANS 82-1024B (6-70) - SOUTH CAROLINA

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