

250 (6)

APR 14 1975

REAL PROPERTY MORTGAGE

1336 929

ORIGINAL

DONNIE S. JANKESLEY

NAME AND ADDRESS OF MORTGAGOR: George M. Bridges Ruth Bridges 17 Brookway Drive Greenville, SC		MORTGAGEE: UNIVERSAL CREDIT COMPANY ADDRESS: CIT Financial Services 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 26629	DATE OF LOAN 4-9-75	AMOUNT OF MORTGAGE \$ 3000.00	FINANCE CHARGE \$ 375.00	INITIAL CHARGE \$ 139.98	CASH ADVANCE \$ 2785.72
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 5-14-75	AMOUNT OF FIRST INSTALMENT \$ 65.00	AMOUNT OF OTHER INSTALMENTS 65.00	DATE FINAL INSTALMENT DUE 4-14-80

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 of those lots of land in the city of Greenville, county of Greenville, state of South Carolina, known and designated as Lots Nos. 19 and 20 Section 2, revised on plat of Grove P Park recorded in plat book 3 at page 33-37 of the REC Office for Greenville County SC and having according to said plat and a recent survey made by T. J. Adams, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of Brookway Drive, the front joint corner of Lots Nos. 18 & 19; thence with the joint line of said lots S. 27-0 W. 24.7 feet to an iron pin; thence N. 27-0 W. 69 feet to an iron pin corner of Lot No. 21; thence with the line of said lot N. 31-0 E. 296 feet to an iron pin on the southwest side of Brookway Drive; thence with the southwest side of said Brookway Drive S. 17-07 E. 50 feet to the beginning corner.

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

George M. Bridges (L.S.)
Ruth Bridges (L.S.)