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REAL PROPERTY MORTGAGE

BOOK 1141 PAGE 483

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Thomas J. Cobb Ann Cobb 307 S. Florida Ave Greenville, S. C.		MORTGAGEE, UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN 11/11/69	AMOUNT OF MORTGAGE 20.00	FINANCE CHARGE 855.00	INITIAL CHARGE 122.11	CASH ADVANCE 2442.86
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 28th	DATE FIRST INSTALMENT DUE 12/28/69	AMOUNT OF FIRST INSTALMENT 57.00	AMOUNT OF OTHER INSTALMENTS 57.00	DATE FINAL INSTALMENT DUE 11/28/71

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

THIS INDENTURE WITNESSETH 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 Amount of Mortgage 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 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, lying and being on the northeastern side of Florida Avenue in the County of Greenville, State of South Carolina and being known and designated as Lot No. 7, Block I on Map of Highland Property of H. K. Toumes, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book K, Pages 50-51 and having according to said plat, the following notes and bounds to-wit:

Beginning at an iron pin on the northeastern side of Florida Avenue, joint front corner of Lots Nos. 6 and 7 and running thence with the common line of said lots N. 67-50E. 258.9 feet to a point on the southwestern side of P&H Railway right-of-way; thence with the southwestern side of said right-of-way S. 9-15E. 61.35 feet to an iron pin, joint rear corner of Lots Nos. 7 and 8; thence with the common line of said Lots S. 67-50W. 246.2 feet to an iron pin on the northeastern side of Florida Avenue; thence with said Avenue N. 22-10E. 60 feet to an iron pin, the point of beginning.

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 Mortgagor's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal 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, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure.

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

*John R. Griffin Jr.*  
(Witness)  
*Mark Banks*  
(Witness)

*Thomas J. Cobb*  
Thomas J. Cobb (I.S.)  
*Margaret Ann Cobb*  
Ann Cobb (I.S.)