MAY 4 7/1971 ORIGINAL ADDRESS OF MORTGAGOR(S) MORTGAGES UNIVERSAL CLT. CREDIT COMPANY Curtis R. Cosnell 27350 46 Liberty Lane Violette Gosnell Greenville, S. C. Rt. 7, Box 1257 Greer, S. C. HITIAL CHARGE CASH ADVANCE AMOUNT OF MORTGAGE FINANCE CHARGE DATE OF LOAN 3000.00 107.14 750.00 2142.86 5/11/71 DATE FIRST AMOUNT OF FIRST AMOUNT OF OTHER INSTALMENTS DATE FINAL INSTALMENT DUE 5/20/76 NUMBER OF INSTALMENTS DATE DUE EACH MONTH 20th 51.00 ≅6/20/7

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

NOW, KNOW ALL MBN, 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, burgains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate Greenville 117

All that certain piece, parcel or lot of land with all improvements Athereon, situate, lying and being in the State of south Carolina, County of Greenville on the north side of the road leading from Greer to O'Neal Bridge over Tiger River in O'Neal Township, and on the southwest side of the City of Greer Lake property, by said road and by lands now or formerly owned by J. F. Evans, Et.Al. This being the same property which was conveyed to W. Dennis Smith by Howard and Lucile H. XXI Searcy by deed recorded in the R.M.C. Office for said County in Deed Book 571, rage 20h. LESS lot conveyed by W. Dennis Smith to N. P. Satterfield by deed recorded in said Office in Deed Book 571, page 201, and LESS a lot conveyed by W. Dennis Smith to J. F. Evens by deed recorded in said Office in Deed Book 636, M page 497

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and adjunt forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage, shall become

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 Marigagee's Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgages may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage ny 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 Mortgages, 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 foreclasure.

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

together with all improvements thereon situated in South Carolina, County of...

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Violette Gorall

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