



BOOK 1385 PAGE 619 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Harold H. Cobb Bobbie C. Cobb 1314 Poinsett Street Greer, South Carolina 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC 116 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 12/17/76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF MORTGAGATION 12/22/76	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 2nd	DATE FIRST PAYMENT DUE 1/22/77
AMOUNT OF FIRST PAYMENT \$ 158.00	AMOUNT OF OTHER PAYMENTS \$ 158.00	DATE FINAL PAYMENT DUE 12/22/86	TOTAL OF PAYMENTS \$ 20160.00	AMOUNT FINANCED \$ 10029.07	

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, 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 present and future improvements thereon, situated in South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the north side of W. Poinsett St, in the city of Greer, and being lots Nos. 42 & 43 of the Brockman Estate, as shown by plats recorded in Plat Book H, page 132 and Flat Book J, page 22-23, R.M.C. Office for Greenville County, and having a width of 130 feet and a depth of 175 feet, Less that used in the widening of the street and sidewalk.

This is the same property conveyed to Minyard Cadillac-Automobile, Inc. by deed of Lewis and Mary C. McElrath recorded in Deed Book 577, page 350. R.M.C. Office for Greenville County, on May 27, 1957 into said Mortgagee, its successors and assigns forever.

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

Mortgagor agrees to pay the indebtedness as herein before provided

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand and bear interest at the highest legal rate if not prohibited by law shall be a lien hereunder on the above described real estate and may be enforced and collected in the same manner as the other debt hereunder.

After Mortgagor has been in default for failure to make a required payment and the Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagor fails to cure such default in the manner stated in such notice or if Mortgagor cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due or if the prospect of payment, performance or realization of collateral is significantly impaired, the entire balance due with interest and charges shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee hereby waive all rights, interests, claims, and remedies other than those provided under South Carolina law.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Rebecca Small (Witness)  
Ray P. Brown (Witness)

Harold H. Cobb (LS.)  
Bobbie C. Cobb (LS.)