

THE STATE OF SOUTH CAROLINA, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE

J. Paul Cobass

SEND GREETING:

WHEREAS, *J.*, the said *Paul C. Cobass*.

in and by certain *my Promissory* note in writing, of even date with these presents, well and truly indebted to

Utopian Developing Company
in the full and just sum of *Twelve hundred seventy-seven and 95/100*
(1277.95) Dollars
Dollars, to be paid *one year after date*

with interest thereon from *date* at the rate of *7* per cent. per annum, to be computed and paid *Semi-annually*

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note after maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interest to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That *J.* the said *Paul C. Cobass* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *Utopian Developing Company* according to the terms of the said note and also in consideration of the further sum of *three Dollars*, the said *Paul C. Cobass* in hand well and truly paid by the said *Utopian Developing Company*

at and before the signing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said *Utopian Developing Company*.

All that certain piece, Parcel or lot of land situated in the second ward of the city of Greenville, and State of South Carolina and being more particularly described as follows:

Begin with an iron Pin on the South side of East Stone Avenue, one hundred and Ten (110) feet east of Rocky Street, and running thence with said Stone Avenue S. 72.09 E. fifty-one and one half (51 1/2) feet to a Pin; thence S. 20 W. one hundred and seventy five (175) feet to a Pin; thence Parallel with said Stone Avenue N. 72.09 W. fifty-one and one half (51 1/2) feet to a Pin; thence N. 20 E. one hundred and seventy five (175) feet to the beginning corner.

This mortgage is junior to the mortgage to the Metropolitan Life Insurance Company.