

② mail 1.50 see Encl

FEB 24 1969

REAL PROPERTY MORTGAGE

BOOK 1118 PAGE 27

ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Harold H. Cobb Bobbie C. Cobb 1311 Poinsett St. Greer, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.	
LOAN NUMBER 21779	DATE OF LOAN 2/21/69	AMOUNT OF MORTGAGE 1110.00	FINANCE CHARGE <del>1110.00</del> 158.57
NUMBER OF INSTALMENTS 60	DATE DUE EACH MONTH 21st	DATE FIRST INSTALMENT DUE 3/23/69	AMOUNT OF FIRST INSTALMENT 74.00
			AMOUNT OF OTHER INSTALMENTS 74.00
			CASH ADVANCE 3171.43
			DATE FINAL INSTALMENT DUE 2/21/74

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 certain piece, parcel or lot of land, with all improvements there on, 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 Plat Book J, page 22-23, RMC 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.

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 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. Griffen Jr.*  
(Witness)  
*Bernadette Foster*  
(Witness)

*Harold H. Cobb* (L.S.)  
Harold H. Cobb  
*Bobbie C. Cobb* (L.S.)  
Bobbie C. Cobb