

SEP 17 1971
Mrs. Ollie Farnsworth
R.M.C.

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REAL PROPERTY MORTGAGE BOOK 1207-PAGE 47

RECORDING OFFICE
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NAME AND ADDRESS OF MORTGAGOR(S) Thomas A. Robertson Geneva D. Robertson Rt. 4 Ikes Road Taylors, S. C.		MORTGAGEE: XXXXXXXXXXXXXXXXXXXX ADDRESS: CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9-13-71	\$ 8400.00	\$ 2325.93	\$ 200.00	\$ 6074.07
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	10-15-71	\$ 140.00	\$ 140.00	9-13-76 OK 8-7

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

NOW, KNOW ALL MEN, 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, bargains, sells, and releases to Mortgagee, its successors, and assigns, the following described real estate

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

All that certain piece, parcel or tract of land, situate, lying and being on the southern side of Ikes Road near the City of Greenville, County of Greenville, State of South Carolina, being shown as a 1.03 acre tract The Property of W.E. Shaw, Inc. on a plat prepared by Dalton & Naves, dated July 1966, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the southern side of Ikes Road at joint front corner of this tract and property now or formerly of Howell, and running thence S. (57-17W. 184.8 feet to a point; thence N. 57-) ~~delete information in parenthesis, typed in error~~ 57-15 W. 304 feet to an iron pin; thence continuing with the Howell line N. 39-17 W. 184.8 feet to a point; thence N. 57-06 W. 174 feet to an iron pin on the southern side of Ikes Road; running thence with the southern side of said road the following courses and distances: S. 86-11 E. 130.9 feet, S. 78-49 E. 50 feet, S. 75-16 E. 50 feet, S. 72-22 E. 50 feet, S. 75-16 E. 100 feet, S. 79-14 E. 50 feet, S. 85-18 E. 50 feet, N. 73-47 E. 50 feet to an iron pin, the point of beginning.

Also, All that certain piece, parcel or lot of land, containing .086 acre, more or less, situated near Ikes Road, between Taylors and the City of Greenville, Greenville County, South Carolina, being shown on a plat of Vinson W. Howell and Victor V. and Lena B. Turner, by C.O. Riddle, dated May 12, 1969, and having the following metes and bounds, to wit: Beginning at an iron pin on the line of TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

the grantees, near a branch southeast corner of the lot herein conveyed and running thence N. 39-17 W. 37.5 feet to an iron pin; thence N. 56-59 W. 79.1 feet to an iron pin; thence S. 3-17 E. 77.6 feet to an iron pin; thence along the line of other property belonging to grantor N. 86-23 E. 85.8 feet to the beginning corner. Less, However, that heretofore conveyed to Vinson W. Howell in Deed

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. Mortgagee 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, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any 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.

Book 876, Page 552.

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 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 foreclosure.

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

Don E. Lillard
(Witness)
JW Chapman
(Witness)

Thomas A. Robertson (I.S.)
Thomas A. Robertson
Geneva D. Robertson (I.S.)
Geneva D. Robertson