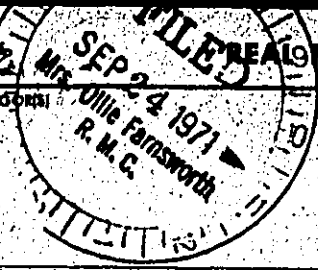


RECORDING FEE 1.50



SEP 24 1971 8789

REAL PROPERTY MORTGAGE

BOOK 1207 PAGE 575 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) T. G. Cooke Ellie Cooke Rt. 2 Greer, S. C.		MORTGAGEE JAMES H. HARRIS ADDRESS: OIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	9/17/71	\$ 3240.00	\$ 810.00	\$ 115.71	\$ 2314.29
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	18th	10/18/71	\$ 54.00	\$ 54.00	9/18/76

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 Highland Township, Greenville County, State of South Carolina, on the Jordan Road, containing 75.18 acres, according to a plat thereof made by J. H. Atkins, Surveyor, November 26, 1917, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Jordan Road, corner now or formerly John Petty's land and running thence S. 9 3/4 W. 7.54 chains to stake; thence S. 17 1/2 W. 3.97 chains to an iron pin; thence S. 41 3/4 E. 13.85 chains to iron pin; thence S. 10 3/4 E. 12.55 chains to iron pin; thence S. 78 3/4 E. 13.79 chains to iron pin; thence N. 15 E. 27.85 chains to an iron pin in Jordan Road; thence with the Old Jordan Road as line N. 47 1/2 W. 8.84 chains; thence N. 74 W. 3.16 chains; thence N. 86 3/4 W. 11.4 chains; thence continuing with the Jordan Road N. 70 1/2 W. 8.16 chains; thence continuing with the said road N. 63 W. 1.50 chains to the beginning corner; being bounded on the west by lands now or formerly by John Petty and W. W. Hart; on the south by S. E. Mills, on the east by Andy Stokes, and on the north by the Old Jordan Road and being the same tract of land conveyed to Elmer E. Odom by Anthony Hart, et. al, by deed dated September 20, 1930, and recorded in the R.M.C. Office for Greenville County in Deed Volume 158, at page 160.

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, 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.

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

John R. [Signature]
(Witness)
Don E. [Signature]
(Witness)

T. G. Cooke

T. G. Cooke

(L.S.)

Ellie Cooke

Ellie Cooke

(L.S.)



82-10248 (6-70) - SOUTH CAROLINA