

JUN 1 1974

REAL PROPERTY MORTGAGE NO. 1313 # 821 ORIGINAL
CIT FINANCIAL SERVICES, INC.

NAME AND ADDRESS OF MORTGAGOR(S) Carl D. Coggins Arsula M. Gilstrap Coggins 111 Overbrook Greer, S.C.		MORTGAGEE: CIT FINANCIAL SERVICES, INC. ADDRESS: 10 W. Stone Ave. Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	6-12-74	\$ 6720.00	\$ 1890.37	\$ 200.00	\$ 4829.63
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	16	7-16-74	\$ 112.00	\$ 112.00	6-16-79

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 CIT 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,**

~~XXXX~~ 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 south side of Overbrook Drive in the City of Greer, and being Lot No. 162-A of the property of John B. and Arsula M. Gilstrap, et al; according to survey and plat by H.S. Brockman, Registered Surveyor, dated February 5, 1963, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Overbrook Drive, northeast corner of the lot herein, and running thence along the line of Nannie B. Lancaster property, S. 22-33 W. 176.6 feet to an iron pin; thence S. 51-00E. 90 feet to an iron pin; thence S. 39-00 W. 140 feet to an iron pin on the Coggins line; thence with the Coggins line, N. 45-18 W. 217.5 feet to an iron pin; thence along the Perry line, N. 12-50 E. 213.7 feet to an iron pin on the south side of Overbrook Drive; thence along said Drive; N. 75-39 E. 45 feet, S. 76-02 E. 74.3 feet and S. 67-27 E. 81.3 feet to the beginning corner. This is the same property conveyed to HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void to the mortgagors herein by Nancy B. Lancaster by deed recorded in Deed Book 716, page 377, RMC Office for Greenville County

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

AM Scoggin
[Signature]

Carl D. Coggins
Carl D. Coggins
Arsula M. Gilstrap Coggins
Arsula M. Gilstrap Coggins
Robert Duncan
Ann Gilstrap Duncan
Leslie Scoggin
Jane Gilstrap Scoggin

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LOANS

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