

FILED  
**REAL PROPERTY MORTGAGE** BOOK **1354** PAGE **16** ORIGINAL

254

NOV 19 1975  
 R.M.C.

NAME AND ADDRESS OF MORTGAGORS:  
 HARRIS D. COOPER  
 MARY M. COOPER  
 202 E. Belvedere Road  
 Greenville, S. C. 29605

MORTGAGEE: UNIVERSAL CITY CREDIT COMPANY  
 CIT Financial Services  
 10 West Stone Avenue  
 Greenville, S. C. 29602

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
26847	11/12/75	\$ 5,340.00	\$ 1,335.00	\$ 100.00	\$ 3,914.25
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	17	12/17/75	\$ 22.50	\$ 10.00	11/17/80

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

NOW, KNOW ALL MEN, that Mortgagee (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagee to Universal City Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagee, 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 lot of land situate lying and being in the County of Greenville, State of South Carolina on the eastern side of West Belvedere Road and being known and designated as Lot No. 19 as shown on plat of South Forest Estates recorded in the R.M.C. Office for Greenville County in Plat Book 08, page 181 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of West Belvedere Road on the joint front corner of Lots 17 and 18 and running thence with the joint line of said lots 17-18 125 feet to an iron pin; thence S 7-12° E 17 feet to an iron pin; thence with the joint line of Lots 17 and 18 S 4-41° W 100 feet to an iron pin; to the eastern side of West Belvedere Road; thence with the eastern side of said road S 5-12° W 20 feet to an iron pin at the point of beginning.

This is the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County in Plat Book 06, page 541.

This property is conveyed subject to covenants, restrictions and rights of way of record.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

If the Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all taxes, assessments and charges against the above-described premises.

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, fee, 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 Mortgagee to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagee 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 Mortgagee 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

*W. H. Hafford*  
 W. H. Hafford  
*Deek Hafford*  
 Deek Hafford

*Harris D. Cooper*  
 Harris D. Cooper  
*Mary M. Cooper*  
 Mary M. Cooper

(LS.)  
 (LS.)