

REAL PROPERTY MORTGAGE

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NAME AND ADDRESS OF MORTGAGOR
Kathleen R. Burgess
 Rt. 1
 Marietta, S.C.

DATE: FEB 16 1972
 Mrs. Orla Farnsworth
 R. N. C.

MORTGAGEE: **CLT Financial Services, Inc.**
 46 Liberty Lane
 Greenville, S.C.

LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	2-15-72	\$3120.00	\$891.43	\$111.43	\$2228.57
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	2-15-72	4-2-72	\$52.00	\$52.00	3-2-77

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 CLT. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding of 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 tract or parcel of land lying and being and situate in the State of South Carolina, County of Greenville, at Marietta, South Carolina, being a portion of the T.J. Newby Estate and shown on plat entitled Kathleen R. Burgess, recorded in the RMC Office for Greenville County in Plat Book "EE", at page 104, and having the following metes and bounds, to-wit: Beginning at an iron pin at the northwestern intersection of US Highway No. 276 (Geer Highway) and Circle Road (Katherine St.) and running thence along US Highway No. 276 N 8-15 W 206.9 feet to an iron pin; thence S 81-15 W 374.1 feet to an iron pin; thence S 89-30 W 197.5 feet to an iron pin on branch; thence up branch as line 240 feet, more or less, to an iron pin thence N 78-20 W 711 feet to an iron pin on another branch below spring; thence down this branch 895.3 feet to the forks of last mentioned branch; thence up said branch as the line 654 feet, more or less, to an iron pin; thence S 89-20 E 686.1 feet to the beginning corner and containing 11.4 ± acres, more or less.

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.

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

J. W. Chapman
 (Witness)
James S. Moore
 (Witness)

Kathleen R. Burgess (LS.)
 Kathleen R. Burgess
A. T. Burgess (LS.)
 A. T. Burgess