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REAL PROPERTY MORTGAGE BOOK 1358 PAGE 325 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Kathleen R. Burgess Route #1 Marietta, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 1-19-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-19-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 23rd	DATE FIRST PAYMENT DUE 2-23-76
AMOUNT OF FIRST PAYMENT \$ 61.00	AMOUNT OF OTHER PAYMENTS \$ 61.00	DATE FINAL PAYMENT DUE 1/23/81	TOTAL OF PAYMENTS \$ 3660.00	AMOUNT FINANCED \$ 2671.54	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor 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 present and future 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 (Greer Highway) and Circle Road (Katherine St.) and running thence along US Highway No. 276 N8-15 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 N78-20 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 real estate described above unto said Mortgagee, its successors and assigns forever.

If 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, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

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, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Brenda Davis (Witness)
Ray P. Crowe (Witness)

Kathleen R. Burgess (Kathleen R. Burgess) (RS)
K. Burgess (RS)

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