

REAL PROPERTY MORTGAGE

BOOK 1418 PAGE 184 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS: Helen Burgess 496 S.E. Main Street P.O. Box 54 Simpsonville, S.C. 29681		MORTGAGEE: C.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 26809	DATE 12-8-77	DATE FIRST PAYMENT DUE 12-13-77	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 80.00	AMOUNT OF OTHER PAYMENTS \$ 80.00	DATE FINAL PAYMENT DUE 12-13-82	DATE DUE EACH MONTH 1-13-78
			TOTAL OF PAYMENTS \$ 4800.00
			AMOUNT FINANCED \$ 3289.74

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, about one mile west of the Town of Simpsonville, South Carolina, on a S. C Highway No. 2 situate on the west side of said Highway between the Highway and the right-of-way of the Charleston and Western Carolina Railway and having, according to a plat of property of Donald E. and Cathryne A. Davis prepared by Piedmont Engineering Service, May 27, 1948, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of S.C. Highway No. 2 corner of property of Gordon Thackston, which iron pin is 75 feet from Fred Howard corner, and running thence with the west side of the Highway s. 2-30 e. 75 feet to an iron pin corner of property of Dillard and Virginia Ballew; thence with line of said property s. 85-37 w. 200 feet to an iron pin; thence n. 2-30 w. 75 feet to

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 the indebtedness as herein before provided

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 such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien remainder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required installment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice or if Mortgagor cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

Sandra Simpson
Ray P. Rowe
 (Witness)

Helen Burgess (S.S.)
 Helen Burgess

(S.S.)



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