

REAL PROPERTY MORTGAGE
FILED
OCT 20 1978

BOOK 1447 PAGE 802 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS J. C. Burnside Bobbie J. Burnside Route 5 Pine Log Ford Road Travelers Rest, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER 27313	DATE 10-18-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-18-78	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 18	DATE FIRST PAYMENT DUE 11-18-78
AMOUNT OF FIRST PAYMENT \$ 67.00	AMOUNT OF OTHER PAYMENTS \$ 67.00	DATE FINAL PAYMENT DUE 10-18-86	TOTAL OF PAYMENTS \$ 6432.00	AMOUNT FINANCED \$ 3616.00	

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 of that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and having the following courses and distances, to-wit: BEGINNING at an iron pin 38 feet north or center of Pine Log Ford Road, 577.5 feet from iron axle in Long Branch at Culvert and running thence, S. 57-00 W. 125 feet to an iron pin on bank of road, 33 feet from center of road; thence, N. 23-00 W. 330 feet to an iron pin, thence N. 67-00 E. 125 feet to an iron pin; thence, S. 22-40 E. 308.5 feet to the beginning corner. Also,

All that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and having the following courses and distances, to-wit: BEGINNING at the joint front corner of property with Jessie Gilreath and running thence, N. 16-13

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 W. 351 feet to a point; thence, N. 67-00 E. 25 feet to a point; thence S. 23-00 E. 330 feet to a point on the edge of Pine Log Ford Road; thence running with the edge of said road, S. 50-09 W. 70 feet to a point, the point of beginning. Derivation¹¹ Deed Book 98i, Page 507 - F.C Bates
 Mortgagee 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.

8-13-73.
 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 hereunder 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 instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 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 instalment 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 (Witness)
John R. Coffin Jr (Witness)

J C Burnside (LS)
 J. C. Burnside
Bobbie Jean Burnside (LS)
 Bobbie J. Burnside

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