

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA CO. S. C. COUNTY OF GREENVILLE

BOOK 1551 PAGE 60

WHEREAS, ROY B. BURNETT & LINDA K. BURNETT (hereinafter called the mortgagor), in and by his certain promissory note of even date, stands firmly held and bound unto Barclays American Corporation, doing business as

Barclays American, Financial, (hereinafter called the mortgagee) for the payment of the full and just sum of FOUR THOUSAND NINE HUNDRED NINETY-NINE & 14/100 --- (\$4,999.14) Dollars, plus finance charge, with the first installment due and payable on October 1, 1981, and the final installment being due September 1, 1985, as in and by the promissory note, reference being had thereto, will more fully appear. The Amount Financed is FOUR THOUSAND NINE HUNDRED NINETY-NINE DOLLARS & 14/100 ----- (\$4,999.14) Dollars.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as the greater part of Lot No. 85 from plat of Extension of Sharon Park, recorded in Plat Book CCC, Page 71, and having, according to a more recent plat made by Dalton & Neves, January 1974, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sharon Drive, joint front corner of Lots 85 and 86, and running thence S. 27-0 E. 137.2 Feet to an iron pin; running thence on a new line through Lot No. 85 S. 78-23 W. 124.2 feet to an iron pin on Melody Lane; thence along Melody Lane N. 14-0 W. 64 feet to an iron pin; thence continuing along Melody Lane N. 27-0 W. 20.7 feet to an iron pin; thence around the curve of the intersection of Melody Lane and Sharon Drive, the chord of which is N. 48-0 E. 28.5 feet to an iron pin on Sharon Drive; thence along Sharon Drive N. 63-0 E. 85 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed from James E. Yockey & Melvin E. Springfield d/b/a James E. Yockey Co., recorded in the RMC Office in Deed Book 1039 at Page 128 on July 3, 1976.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining. TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its, his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its, his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

400 8 34421801

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount and with such company as shall be approved by the mortgagee, its, his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its, his successors, heirs or assigns may, but have no duty to, effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its, his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its, his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgagee, its, his successors, heirs or assigns, shall have the right to have a receiver appointed of the rents and profits of the premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the rents and profits towards the payment of the debt secured hereby.