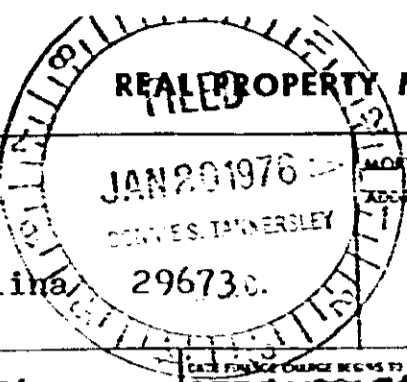


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BOOK 1358 PAGE 323 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Donald Ray Allison Malinda Allison Route #2, Box 25 Piedmont, South Carolina, 296730		MORTGAGEE: C.F.T. FINANCIAL SERVICES INC ADDRESS: 16 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 1-19-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 1-23-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 23rd	DATE FIRST PAYMENT DUE 2-23-76
AMOUNT OF FIRST PAYMENT \$56.00	AMOUNT OF OTHER PAYMENTS \$156.00	DATE FINAL PAYMENT DUE 1-23-81	TOTAL OF PAYMENTS \$9360.00	AMOUNT FINANCED \$6832.12	

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 in Grove Township, Greenville County, State of South Carolina, just South of Piedmont near Highway #20 (formerly #29) having the following metes and bounds to wit: BEGINNING at mouth of Branch, and continuing along banks of branch N61-00 E.105.6feet; thence N. 22-15E 96.4 feet; thence N. 31-00 E. 66feet; thence N. 52-30 E 178.2 feet; thence N. 65-00 E 128.0 feet; thence S. 67-30 E. 244.9 feet to a stake thence S. 05-4 SE 213.8 feet to an iron pin; thence S 00-38 E. 165.8 feet to an iron pin; thence N 83-00 W. 656.7 feet to an iron pin; thence along Saluda River N. 17.00 W. 112.2 feet to Mouth of Branch, the point of beginning.

This survey being according to plat as made by John C. Smith, Reg., L. S. by plat dated May 29, 1967.

This being a portion of the property as conveyed to grantor by deed of Sybil H Cox dated December 4, 1958. Said deed being recorded in Office of R.M.C. for Greenville County in Volume 612 Page 262. Original plat of property was made by J. A. Pickens, dated September 9, 1943.

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, fees, 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 release 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

Stephen M. Phillips (Witness)
Ray P. Rowe (Witness)

Donald Ray Allison (LS)
Malinda Allison (LS)

0.325
4328 RV.25