

NAMES AND ADDRESSES OF ALL MORTGAGORS Martha Lee Lewers Route 1 Box 137 Bertha Drive Simpsonville, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE 5-23-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF (SEE 24) DATE 6-29-81	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 5th	DATE FIRST PAYMENT DUE 8-13-76
AMOUNT OF FIRST PAYMENT \$120.85	AMOUNT OF OTHER PAYMENTS \$102.00	DATE FINAL PAYMENT DUE 6-29-81	TOTAL OF PAYMENTS \$6138.85	AMOUNT FINANCED \$4439.06	

**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 certain piece, parcel and lot of land situate, lying and being in Greenville County and being known and designated as part of that 8.42 acres, more or less, of Lot 11 Piney Ridge Drive, on Plat of property formerly of Woday M. Austin recorded in the R.M.C. Office for Greenville County in Plat Book "II", at Page 161 and being more particularly described as follows, to wit:

BEGINNING at an iron pin at the corner of the property of John Charles Lewers, and County Road and running thence S. 87-43E, 325.9 feet to an iron pin, and running thence S. 4-08E, 125 feet to an iron pin, and running thence S87-43 E, 290 feet to an iron pin at the corner of property of L.P. Burdette, and running thence S4-08E, 34 feet to an iron pin, thence S.1-47E, 247.5 feet to an iron pin at the corner of property of Thomas Brockman, and running thence S 83-37W, 281 feet to an iron pin at the corner of property of Earl Lewers, and running thence N. 6-23W, 155 feet to an iron pin, thence S. 83-37W, 34 feet to an iron pin, thence N.6-23W, 164 feet to an iron pin, thence S. 37W, 266 feet to an iron pin at the corner of property of Maniek W. Lewers and County Road, thence N. 6-23W, 219.6 feet to the beginning, containing 3.6 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.*

BEING a portion of that same property conveyed by Deed to Eulus Lewers as noted in Deed Book 235 at Page 186. Grantor now deceased and said property distributed to heirs at law, and filed in Apt. 1309, File 20 of the Probate Court of Greenville County.

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. Mortgagee 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

*Rebecca Duwall*  
 (Witness)  
*Ray P. Rowe*  
 (Witness)

*Martha Lee Lewers*  
 Martha Lee Lewers (LS)

\_\_\_\_\_ (LS)

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