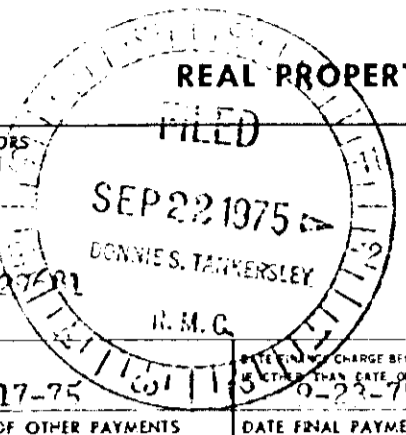


REAL PROPERTY MORTGAGE

BOOK 1349 PAGE 265

ORIGINAL

|   |                          |   |                    |                     |                        |
|---|--------------------------|---|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Charles F. Dalton<br>Betty C. Dalton<br>103 Sagraamore Lane<br>Simpsonville SC 29781 |                          | MORTGAGEE: C.I.T. FINANCIAL SERVICES INC.<br>ADDRESS:<br>P.O. Box 8758<br>146 Liberty Lane<br>Pleasantburg Shopping Center<br>Greenville SC 29606 |                    |                     |                        |
| LOAN NUMBER   | DATE                     | INTEREST CHARGE BEGINS TO ACCRUE<br>LATER THAN DATE OF TRANSACTION  | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
|   | 9-17-75                  | 9-22-75   | 60                 | 07                  | 11-07-75               |
| AMOUNT OF FIRST PAYMENT   | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE  | TOTAL OF PAYMENTS  | AMOUNT FINANCED     |                        |
| \$ 148.00   | \$ 148.00                | 10-07-80  | \$ 10,080.00       | \$ 7318.52          |                        |



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

Greenville

thereon situated in South Carolina, County of Greenville  
 All that certain piece, parcel or lot of land, situate, lying and being on the northern side of Sagraamore Lane, County of Greenville, State of South Carolina, being known and designated as Lot No. 71 as shown on a plat of Sheet One - Parcelot, made by Piedmont Engineers - Architects, November 5, 1968, and recorded in the REC Office for Greenville County in Plat Book 111, at Page 46, and having according to said plat following lines and bounds, to-wit:

Beginning at an iron pin on the northern side of Sagraamore Lane at the joint front corner line of Lots 71 and 72, and running thence with the common line of said Lots N. 2-20 W. 210.2 feet to an iron pin; thence running N. 90-10 E. 110.0 feet to an iron pin at the joint rear corner of Lots 70 and 71; thence with the common line of said Lots S. 4-45 W. 200.0 feet to an iron pin on the northern side of Sagraamore Lane; thence with line of said Sagraamore Lane S. 74-55 W. 101.0 feet to an iron pin; thence continuing with line of said Sagraamore Lane S. 80-02 W. 19.0 feet to the point of beginning.

This conveyance is made subject to all restriction, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the mortgagor herein by deed recorded in the REC Office for Greenville County in Deed Book 366, at Page 21.

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. 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 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  
*[Signature]*  
 (Witness)  
*[Signature]*  
 (Witness)

*[Signature]* (LS.)  
 (Charles F. Dalton)  
*[Signature]* (LS.)  
 (Betty C. Dalton)

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