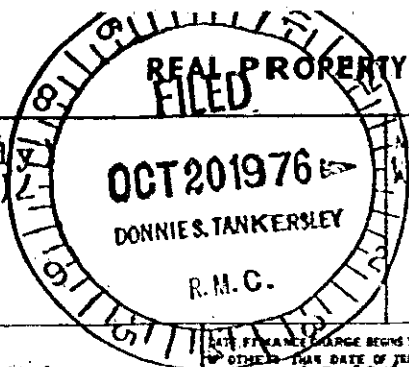


REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Vera Brown (Former) Vera Sullivan (Now) 6 Temple Street Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 1380 PAGE 925 ADDRESS: 46 Liberty Lne P. O. Box 5758 Sta. B. Greenville, S. C. 29606				
LOAN NUMBER		DATE 10/19/76	DATE FINANCIAL CHARGE BEGINS TO ACCRUE OTHER THAN DATE OF TRANSACTION 10/25/76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25th	DATE FIRST PAYMENT DUE 11/25/76
AMOUNT OF FIRST PAYMENT \$ 94.00	AMOUNT OF OTHER PAYMENTS \$ 94.00	DATE FINAL PAYMENT DUE 10/25/81	TOTAL OF PAYMENTS \$ 5640.00	AMOUNT FINANCED \$ 3865.45		



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 or lot of land, with improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot No. 2, Block H, as shown on a plat of the division of the property of J. W. Cagle and W. L. Mauldin, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book E, on page 242; for a metes and bounds description of said property reference is hereby made to the above mentioned plat.

Note: Grady Brown to Vera Brown by Will dated 8-19-49, probated July 25, 1960, See Apt. 737, File 21, Probate Judge's records for Greenville County.

This being the same property conveyed to Vera Brown and Grady Brown by A. McGee by deed dated 15th Day August, 1946 and recorded in the R.M.C. Office for Greenville County recorded on 15th Day August, 1946 in Deed Book 297 at page 232

Mortgagor agrees to pay the indebtedness as herein before provided.

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 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

Blanca Duwall
 (Witness)
Ray Plow
 (Witness)

Vera Brown (L.S.)
 (Vera Brown (formerly)
Vera Sullivan (L.S.)
 (Vera Sullivan (Now)

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