

1440 ORIGINAL 208

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert A. Ferguson Eula Mae Ferguson 8 Taylors Street Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27194	DATE 8-2-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-2-78	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 2	DATE FIRST PAYMENT DUE 9-2-78
AMOUNT OF FIRST PAYMENT \$ 162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 8-2-86	TOTAL OF PAYMENTS \$ 15552.00	AMOUNT FINANCED \$ 8743.16	

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 lot of land in Greenville County, State of South Carolina, on the southern side of Taylor Street, Chich Springs Township, being shown as Lots 55 & 56 of Sarah E. Adams property, and being also known as Lots 41 and 42 of Bock Block 13, page T.6 of the County Block Book, and being more particularly described as follows: Beginning at an iron pin on the southern side of Taylor Street at the joint front corner of Lots 54 & 55 and running thence with line of Lot 54 S. 12-15 E. 195 feet to a stake; thence N.77-45 E. 130 feet to an iron pin in line of Lot 57; thence with line of Lot 57 N.12-15 W.195 feet to an iron pin on Taylor Street; thence with the southern side of Taylor Street S. 77-45 W. 130 feet to the point of beginning. Being the same property conveyed to the Grantor

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
by deed recorded in Deed Book 411, at page 493, and deed book 592 at page 84.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
Derivation is as follows: Deed book 411, page 493 Sara E. Adams 6-16-50.
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.

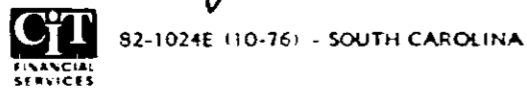
Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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
Sandra Simpson
(Witness)
Key W. Cope
(Witness)

Robert A. Ferguson (L.S.)
Robert A. Ferguson
Eula Mae Ferguson (L.S.)
Eula Mae Ferguson



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