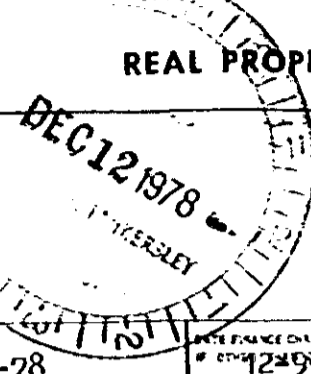


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REAL PROPERTY MORTGAGE BOOK 1452 PAGE 724 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORES Jerry D. Riddle Ruth E. Riddle 13 Eastwood Drive Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27411	DATE 12-9-78	DATE FINANCE CHARGE BEGINS TO ACCRUE # OTHER TRANSACTIONS 12-9-78	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-09-79
AMOUNT OF FIRST PAYMENT \$ 138.00	AMOUNT OF OTHER PAYMENTS \$ 138.00	DATE FINAL PAYMENT DUE 12-9-85	TOTAL OF PAYMENTS \$ 11592.00	AMOUNT FINANCED \$ 6947.92	



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, situate, lying and being on the north side of Eastwood Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 48 on a plat of Old Mill Estates, Section II, recorded in the RMC Office for Greenville County in Plat Book 4R at page 22, and having according to said plat the following metes and bounds, to-wit: Beginning at a point on the north side of Eastwood Drive at the joint front corner of Lots 47 and 48, and running thence along the common line of said lots N. 3-51 W. 200.0 feet to a point thence N 86-09 E. 110.0 feet to a point; thence along the common line of Lots 48 and 49 S. 3-51 E. 200.0 feet to a point on the north side of Eastwood Drive; thence along the said Eastwood Drive S. 86-09 W. 110.0 feet to the point of beginning. This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right-of-ways if any affecting the above-described property. This is the same property conveyed to the grantor herein by deed dated and recorded in the RMC Office for Greenville County in Deed Book 990, page 325. This being the same property conveyed to Jerry D. Riddle and Ruth E. Riddle by Venna G. Howard by deed dated 1st day of July, 1974 and recorded in the R.M.C. Office for Greenville County by deed dated July 1, 1974 in deed book 1002, at page 273.

Mortgagor agrees to pay the indebtedness as herein before provided. Mortgagee 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. Mortgagee 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

Kathryn Roland (Witness)
 Gay W. Cape (Witness)

Jerry D. Riddle (L.S.)
 Ruth E. Riddle (L.S.)

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