

REAL PROPERTY MORTGAGE BOOK 1452 PAGE 827 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Curtis Davis, Jr. Elizabeth Davis 27 Flower Drive Greenville, SC 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, SC 29606			
LOAN NUMBER 27416	DATE 12-12-78	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER INTEREST 12-12-78	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 01-12-79
AMOUNT OF FIRST PAYMENT \$ 215.00	AMOUNT OF OTHER PAYMENTS \$ 215.00	DATE FINAL PAYMENT DUE 12-12-88	TOTAL OF PAYMENTS \$ 258000.00	AMOUNT FINANCED \$ 12834.82	

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  
 All that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 145 of a subdivision known as Pine Hill Village as shown on plat prepared by R.K. Campbell, R.L.S., November 30, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 168, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Flower Drive, joint frontcorner of Lots 144 and 145 and running thence along the joint line of said lots, N. 79-11 W. 90 feet to an iron pin at the rear corner of Lots 160 and 161; thence along the rear line of Lot 160, S. 17-28 W. 100.6 feet to an iron pin at the joint rear corner of Lots 159 and 160; thence along the joint line of Lots 145 and 146, S. 79-11 E. 101.65 feet to an iron pin on the western side of Flower Drive, N. 10-49 E. feet to the beginning corner: This

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. conveyance is subject to restrictions and protective covenants recorded in the R.M.C. Office for Greenville County in Deed Vol. 665 at Page 465 and Deed Vol. 703 at Page 351, and is also subject to utilities and drainage easements which appear of record.

Mortgagor agrees to pay the indebtedness of the mortgage secured hereon in full according to its terms and 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.

Derivation is as follows: Deed Book 816, Page 88 - Ward S. Stone 3/23/67.  
 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)

*John R. Coffey*  
 (Witness)

*Curtis Davis, Jr.* (LS.)  
 ( Curtis Davis, Jr. )

*Elizabeth Davis* (LS.)  
 ( Elizabeth Davis )

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