

REAL PROPERTY MORTGAGE

ORIGINAL

FILED
GREENVILLE CO. S.C.
AUG 7 2 21 PM '79
DONNIE S. TANKERSLEY
R.H.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS MARSHALL D. ORR MAE E. ORR 104 SHUBUTA DRIVE GREENVILLE, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 2422 Greenville, SC 29602			
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LOAN NUMBER 29712	DATE 08/02/79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 03	DATE FIRST PAYMENT DUE 09/02/79
AMOUNT OF FIRST PAYMENT \$ 206.00	AMOUNT OF OTHER PAYMENTS \$ 206.00	DATE FINAL PAYMENT DUE 08/02/87	TOTAL OF PAYMENTS \$ 1977.00	AMOUNT FINANCED \$ 10444.55	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors 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, South Carolina: All that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina County of Greenville, being shown as Lot 82 on a plat of Parzington Acres, recorded in the RMC Office for Greenville County in plat book "PR", pages 106 and 107 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the easterly side of Manassas Drive at the joint front corner of Lots 81 and 82 and running thence with the common line of said lots N. 52-45 E. 130 feet to an iron pin in the line of lot 77; thence with the line of said lot N. 37-45 E. 130 feet to an iron pin in the northerly side of Shubuta Drive; thence with said Drive S. 52-45 E. 145 feet to an iron pin, thence around the curve in the intersection of Shubuta and Manassas Drive (the chord of which is N. 52-15 E. 35.4 feet) to an iron pin on the easterly side of Manassas Drive thence with said Drive N. 37-45 E. 130 feet to the point of beginning. Derivation is as follows; Head Book 76, page 503, from J. Frank Williams dated; February 10, 1965.

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 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Diane Kirkpatrick
(Witness)
H. McClure
(Witness)

Marshall D. Orr (LS)
Mae E. Orr (LS)