

DONNIE S. TANKERSLEY
REAL PROPERTY MORTGAGE

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BRANCH COPY

NAMES AND ADDRESSES OF ALL MORTGAGORS Dannie O. McAlister Carolyn C. McAlister 306 Havendale Drive Fountain Inn, SC 29644		AUG 29 1979 AM PM	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P. O. Box 5758, Station B 46 Liberty Lane, Pleasantburg Greenville, SC 29606
LOAN NUMBER 27775	DATE 8-28-79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF GREATER THAN RATE OF TRANSACTION 8-28-79	NUMBER OF PAYMENTS 48
AMOUNT OF FIRST PAYMENT \$ 86.00	AMOUNT OF OTHER PAYMENTS \$ 86.00	DATE FINAL PAYMENT DUE 8-28-83	DATE DUE EACH MONTH 28
		DATE FIRST PAYMENT DUE 9-28-79	TOTAL OF PAYMENTS \$ 4128.00
			AMOUNT FINANCED \$ 3034.56

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

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that piece, parcel or lot of land, together with buildings and improvements constructed thereon, situate, lying and being of the south side of Havendale Drive, in the Town of Fountain Inn, Greenville County, South Carolina, being shown and designated as Lot No. 6 on a Map of a Revision of STONEWOOD dated January 13, 1970, made by Dalton and Neves, Engineers, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4F, Page 16, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Grantors herein by deed of O. J. Prince Builders, Inc. on 11-20-70, said deed of record in said R.M.C. Office Deed Book 903, at Page 232, showing record dated 11-23-70.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AND EASEMENTS OR RIGHTS OF WAY IF ANY AFFECTING SAID PROPERTY.

The Grantors do hereby assume, as a part of the consideration; that mortgage of Grantors to Cameron Brown Company; said Mortgage being of record in Mortgage Book 1173, at Page 347 in said R.M.C. Office, and being in the original amount of \$18,000.00, given January 1, 1971, the present balance being \$17,032.67.

Derivation is as follows: Deed Book 1044, Page 977, Dated 10-22-76, To: Dannie O. McAlister and Carolyn C. McAlister, From: Paul K. Wilson and Ruth Mc. Wilson.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

Susan B. Davis
(Witness)
Leopoldo Lopez
(Witness)

Dannie O. McAlister (LS.)
Dannie O. McAlister
Carolyn C. McAlister (LS.)
Carolyn C. McAlister

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