

REAL PROPERTY MORTGAGE

BOOK 1483 PAGE 649

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Larry R. Wooten 9 Graceland Street Greenville, South Carolina 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 27823	DATE 10-2-79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-8-79	NUMBER OF PAYMENTS 84
AMOUNT OF FIRST PAYMENT \$ 142.00	AMOUNT OF OTHER PAYMENTS \$ 142.00	DATE FIRST PAYMENT DUE 10-2-86	DATE DUE EACH MONTH 2
			DATE FIRST PAYMENT DUE 11-2-79
			TOTAL OF PAYMENTS \$ 11928.00
			AMOUNT FINANCED \$ 7149.31

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, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Graceland Street, being known and designated as Lot No. 19 according to a plat of said property prepared by C. M. Furman, Jr., Engineer, October 1924, being recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 14, and having, according to a plat prepared by Pickell & Pickell Engineers, dated September 18, 1946, the following metes and bounds, to-wit: BEGINNING at a stake 200 feet from Pendleton Road at the corner of Lot No. 18 and running thence with lot 18 N 58-05 W 154.5 feet to a point; thence N 30-00 E 19.2 feet to a stake; thence N 82-30 W 73.7 feet to a stake; thence N 50-00 E 63.9 feet to a stake at the rear corner of Lot No 20, thence with the line of lot 20 S 58-05 E 202 feet to a stake on the northwestern side of Graceland Street, thence with Graceland Street S 31-55 W 50 feet to the beginning corner, and being the same property conveyed to Lloyd Edwin Woodall by Central Realty Corporation by deed dated May 20, 1947 and recorded in the R.M.C. Office for Greenville County in Deed Volume 315 at Page 129. This conveyance is made subject to any restrictions reservation, zoning ordinances, or easements that may appear of record on the recorded plat(s), or on the premises.

Derivation is as follows: Deed Book 918, Page 244, Lloyd Edwin Woodall, dated June 17, 1971.

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

*Sandra A. Singer*  
(Witness)

*Gay W. Cap*  
(Witness)

*Larry R. Wooten*  
LARRY R. WOOTEN (LS.)

(LS.)