

REAL PROPERTY MORTGAGE

BOOK 1491 PAGE 112 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Wayne L. Hood, Jr. Nancy J. Hood 206 Old Mill Road Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27961	DATE 1-23-80	DATE FINANCIAL SERVICE BEGINS TO ACCRUE INTEREST 1-28-80	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 2-28-80
AMOUNT OF FIRST PAYMENT \$ 195.00	AMOUNT OF OTHER PAYMENTS \$ 195.00	DATE FINAL PAYMENT DUE 1-28-85	TOTAL OF PAYMENTS \$ 11700.00	AMOUNT FINANCED \$ 2018.74	

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 of 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Holly Road and Old Mill Road and being shown and designated as Lot No. 62 on a plat of Edward's Forest Heights as shown on said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000 at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

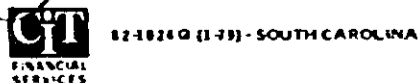
BEGINNING at an iron pin on Old Mill Road at the joint corner of Lots 62 and 63 and running thence N. 51-53 E. 125 feet to an iron pin; thence with the common line of Lots 61 and 62, N. 38-07 W. 175 feet to an iron pin at the joint corner of said lots on Holly Road; thence with Holly Road, S. 51-53 W. 105 feet to an iron pin at the intersection of Holly Road and Old Mill Road; thence with the curve of said intersection the chord being S. 6-53 E. 28.3 feet to an iron pin on Old Mill Road; thence along Old Mill Road, S. 38-07 E. 155 feet to an iron pin at the point of beginning. THIS conveyance is subject to all restrictions, zoning ordinances, easements and right-of-way, of record, affecting the above described property. Derivation is as follows: Deed Book 1032, Page 248 Frances Lynch dated February 27, 1976. If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

- 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. Lippson
 (Witness)
John R. [Signature]
 (Witness)

Wayne L. Hood, Jr. (L.S.)
 WAYNE L. HOOD, JR.
Nancy J. Hood (L.S.)
 NANCY J. HOOD



4328 RV-2