



NAMES AND ADDRESSES OF ALL MORTGAGORS: **Johnny R. and Annette Colbran**
 Rt. 5 Box 35
 Travelers Rest, SC 29690

MORTGAGEE: **C.I.T. FINANCIAL SERVICES, INC.**
 ADDRESS: **2911 N. Main St.
 Amerson, SC 29621**

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$50,000.00

Date 4/15/80 Maximum Advance 15,000.00

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

To secure payment of all loans made to me, the performance of my other obligations under a Revolving Loan Agreement of this date between you and me 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 of that lot of land in the County of Greenville, State of South Carolina, at Travelers Rest, South Carolina, known as Lot 17 on plat of Gaston Heights recorded in the R.M.C. Office for Greenville County in Plat Book YY, at page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Gaston Drive at the corner of Lot No. 18 and running thence N 65-35 3 200 feet to an iron pin; thence N 24-25 476 feet to an iron pin on the southern side of Hillside Drive; thence S 86-00 4 177.6 feet to an iron pin on the southern side of Hillside Drive; thence following the curved intersection of Hillside Drive -

Mortgagor's title acquired by deed

Mortgagor acquired his title in the real estate described above by deed executed by _____, filed for record on the _____ day of _____, 19____, and recorded in the recorder's office of _____ County, in book _____, page _____.

Mortgagor's title acquired by inheritance or devise

Mortgagor acquired his title in the real estate described above from _____ on the _____ day of _____, 19____, under Last Will and Testament of _____, and filed in _____ Court, _____ County.

TO HAVE AND TO HOLD all and singular the real estate described above to the undersigned and assigns forever.

If I pay the indebtedness secured by this mortgage, I will pay all taxes, liens, assessments, obligations and charges in a form and amount satisfactory to you.

You may pay any such tax, lien, assessment or charge and the amount you pay will be due and payable to you in the same manner as any other such tax, lien, assessment or charge.

If I have been in default for failure to make a mortgage payment within 20 days after the notice is sent, if I fail to eliminate the default again on a future payment or if my ability to pay the indebtedness is significantly impaired, the full amount of the indebtedness shall be due and payable to you immediately, together with enforcing any security interest including reasonable attorney's fees.

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

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

This mortgage shall extend, consolidate and renew any existing mortgage held by you against the undersigned 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

[Signature]
 Witness

[Signature]
 Witness

Johnny R. Colbran (L.S.)
[Signature] (L.S.)

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