

REAL PROPERTY MORTGAGE BOOK 1501 PAGE 970 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Martin G Smith Carolyn H Smith Rt. 10, 219 Over Creek Rd. Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 W Stone Ave. P.O. Box 2423 Greenville, SC 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30093	04/29/80	05/05/80	96	05	06/05/80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 150.00	\$ 150.00	05/05/88	\$ 14400.00	\$ 7605.26	

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin on the east side of Over Creek Road and the north side of Creekwood Court, being known and designated as Lot 94 on plat of Forrester Woods, Section Two and having, according to said plat made by Carolina Engineering and Surveying Co. March 17, 1973, recording in the RMC Office for Greenville, SC in Flat Book 4-x, Page 64, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Over Creek Road at the joint corner of Lots 94 and runs thence along the line of Lot 95 S. 72-47 E. 100 feet to an iron pin; thence along the line of Lot 93 S. 11-09 W. 192.9 feet to an iron pin on the north side of Creekwood Court; thence along Creekwood Court N. 76-24 W. 76 feet to an iron pin at the intersection of Creekwood

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

Jan Norris

(Witness)

H. McClelland

(Witness)

Martin G. Smith

(LS.)

Carolyn H. Smith

(LS.)