

APR 1981

REAL PROPERTY MORTGAGE BOOK 1506 PAGE 733

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Tommy Leland Wham Edna B. Wham Rt 1 Jenkins Bridge Road Ft. Inn, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C.		
LOAN NUMBER 28153	DATE 6-27-80	DATE FINANCIAL SERVICE BEGINS TO ACCRUE INTEREST 7-2-80	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 02
AMOUNT OF FIRST PAYMENT \$ 162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 7-2-87	TOTAL OF PAYMENTS \$ 13608.00	DATE FIRST PAYMENT DUE 8-2-80
		AMOUNT FINANCED \$ 7707.74		

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 piece, parcel, or tract of land lying, being, and situate in the County of and State aforesaid, containing 2 acres, more or less, and being one-half of the 4.4 acre tract described on a plat prepared by C. O. Riddle, Surveyor, in September 1965, said plat entitled "Property of J. M. and Belle P. Curry near Fountain Inn, S.C.," and having, according to this plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of the Jenkins Bridge Road, and running thence N. 37-28 W., crossing an iron pin in the Western edge of said road, joint corner with lands of Carl and Ruth King, 24.7 feet from the beginning point, a total distance of 301.8 feet to an iron pin in the center of South Carolina Highway No. 418, crossing an iron pin in the Southern edge of said Highway 418 38.4 feet from the center; thence with the center of said Highway S. 65-00 W. to an old fence line; thence in a southerly, direction with the old fence line to an iron pin in the center of the Jenkins Bridge Road, crossing a point in the western edge of said Jenkins Bridge Road approximately 25 feet from the center point; thence with the center of said Jenkins Bridge Road N. 38-16 E. 300 feet to an iron pin thence continuing with the center of said road N. 34-55 E. 173.9 feet to an iron pin, the point of beginning and bounded by lands of Carl and Ruth King; S.C. Highway No. 418; other lands of the Grantors (being purchased by the Grantees); and the Jenkins Bridge Road.

Derivation: Deed Book 927, Page 363 362 J.H. and Belle P. Curry dated Oct. 9, 1971.

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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

*Charles Ramsey*  
(Witness)

*Arthur C. Sycamore*  
(Witness)

Tommy Leland Wham (L.S.)  
TOMMY LELAND WHAM

Edna B. Wham (L.S.)  
EDNA B. WHAM

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