200x1506 PAGE 735 **ORIGINAL** REAL PROPERTY MORTGAGE MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. NAMES AND ADDRESSES OF ALL MORIGAGE Frank H. Williams ADDRESS: 46 Liberty Lane Irene F. Williams P.O. Box 5758 Station B Rt 2 Goldsmith Road Greenville, S.C. 29606 Simpsonville, S.C. 29681 PAYMENTS OF DATE DUE EACH MONTH DATE FIRST PAYMENT DUE F CINES THAT CAPE IN PROSECTION LOAN NUMBER 8-3-80 6-30-80 28155 AMOUNT FNANCED DATE FINAL PAYMENT DUE TOTAL OF PAYMENTS AMOUNT OF OTHER FAYMENTS AMOUNT OF FEST PAYMENT 2362.82 7-3-85 **3600.00** 60.00 60.00

## THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "1," "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 praxising 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 Greenville ... and future improvements on the real estate, which is located in South Carolina, County of

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Fairview Township, & shown as Lot #3 on a plat by Lewis C. Godsey dated Nov. 1, 1954, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on line of Lot No. 4, as shown on said plat, said pin measuring a distance of 20 feet N 38-10 W. from the center of a County Blacktop Road; running thence with the joint of said Lot No. 4 185.9 feet to so an iron pin, back joint corner with said Lot No. 4 on line of land of Lilla H. Jones and Essie Mae H. Jones; thence with line of Lilla H. Jones & Essie Mae H Jones, N 47-15 E 145.7 feet to an iron pin, corner of James Harrison, line; thence with the line of said James Harrison, E 12-15 E 24.6 feet to an iron pin; thence S 16-30 E 190 feet to an iron pin in the edge of a County Blacktop Road; thence on the same courses 20 feet to the center of said road; thence with the center of said road; S 51-19 W 57 feet to a point in center of said Road; thence N. 38-10 W 20 feet to an iron pin in the edge of said road, the point of beginning and containing, 48 acres, more or less, and being shown and designated on Sheet 560.2 Block I of the County Block Book System, as Lot No. 34.

Derivation is as follows: Deed Book929, Page 517 Paul H. Bentley dated 11-9-71 recorded

17-72-71 e Twill pay an laxes, 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 colfected 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 corned, 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

work H. Williams

Viene Williams

4826G (1-73) - SOUTH CAROLINA

CANADA SERVICE

Company of the first property of the