

REAL PROPERTY MORTGAGE

BOOK 1507 PAGE 634 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Coquin, Gean P. Coquin, Bonnie J. 205 Gaithburg Sq. Taylors, SC 29602		FILED GREENVILLE JULY 16 1980 DONN... ...RSLEY	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 W Stone Ave. Greenville, SC 29602		
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF MATURITY	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30166	7/11/80	7/16/80	36	16	8/16/80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 160.00	\$ 160.00	7/16/83	\$ 5760.00	\$ 4425.71	

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 of 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 lot of land in Greenville County, State of South Carolina being shown and designated as Lot No. 49 on Plat of Eastgate Village, made by Piedmont Engineers and Architects, dated 5/15/73 recorded in Plat Book at page 31 in the RMC Offices for Greenville Co.

This property is conveyed to subject to restrictions recorded in Deed Book 1001 at Page 663 in the RMC Offices for Greenville County and to all other restrictions, zoning ordinances, rights-of-way and easements of records and on the ground which affect said property. -195-538.13-1-49

This being the same property as conveyed to Alfred P. Moore and Ann M Moore by deed of Threatt Maxwell Enterprises, Inc. as recorded in Deed Book 1013 at Page 67 in the RMC Office for Greenville County on January 13, 1975.

DERIVATION is as follows: Deed Book 1060, Page 668, from Alfred P Moore and Ann M Moore, July 15, 1979. 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 Novis (Witness)
H. McBlender (Witness)

[Signature] (L.S.)
Bonnie Jean Coquin (L.S.)

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