

REAL PROPERTY MORTGAGE

BOOK 1528 PAGE 017 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS McKinney, Henry C. McKinney, Barbara S. 102 Knox Dr. Greenville, S.C. 29602		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. BOX 2423 10 West Stone Ave. Greenville, S.C. 29602		
LOAN NUMBER	DATE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30357	12-23-90	96	31	1-31-91
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED
\$ 138.00	\$ 138.00	12-31-97	\$ 11,502.00	\$ 6565.86

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 certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, known and designated as Lots 57 and one half of adjoining Lot No. 58, on a plat of Glendale Heights recorded in the R.W.C. Office for Greenville County in Plat Book XX, at page 143, and being further described, according to said plat; and a more recent survey by C.C. Jones Engineer, dated August, 1960, as follows: BEGINNING at an iron pin on the eastern side of Knox St. at the corner of intersection of Knox St. and Dresden Ave. thence running along the eastern side of Knox St. 46-45 N. 85 Ft. to a point, thence in a new line through Lot 58, N. 83-15 P. 130 Ft. to an iron pin in rear line of Lot 38, thence along the rear line of

lots No. 38 and 30, S. 6-45 P. 105 Ft. to an iron pin on the northern side

TO HAVE AND TO HOLD all and singular the real estate defined above unto said Mortgagee, its successors and assigns forever.

If Mortgagee 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. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagee 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 Mortgagee has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagee shall fail to cure such default in the manner stated in such notice or if Mortgagee cures the default after such notice is sent but defaults with respect to a future installment 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. Mortgagee agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee'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

Valerie Miller (Witness)

John Brown (Witness)

Henry C. McKinney (LS)
Barbara S. McKinney (LS)

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