

REAL PROPERTY MORTGAGE

SEP 17 1981

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Edward A. Shaw Janice M. Shaw 46 3rd Avenue Judson Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 2320 E. North St. P. O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER	DATE 09-11-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 09-17-81	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 10-17-81
AMOUNT OF FIRST PAYMENT \$ 182.00	AMOUNT OF OTHER PAYMENTS \$ 182.00	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS \$ 21,840	AMOUNT FINANCED \$ 10,100.72	

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 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 and future improvements on the real estate, which is located in South Carolina, County of Greenville

ALL that lot of land situate on the western side of Third Avenue in Judson Mill Village, County of Greenville, State of South Carolina, being shown as Lot No. 10 on Plat of Section 1 of Judson Mill Village dated August, 1939, prepared by Dalton & Neves, and recorded in Plat Book "K", at Pages 11 and 12, in the R.M.C. Office for Greenville County, and having, according to said plat, such metes and bounds as shown thereon; said Lot having a frontage of 75 feet on Third Ave. a depth of 88 feet and is 75 feet wide in the rear.

DERIVATION is as follows: Deed Book 885, Page 490, From Henry A. Shaw, et. al dated March 9, 1970.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

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 or 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

400
B
37061801
John D. Carum
(Witness)
Charles H. Sutt
(Witness)

Edward A. Shaw (L.S.)

Janice M. Shaw (L.S.)

(CONTINUED ON NEXT PAGE)



12-1824G (1-79) - SOUTH CAROLINA

4328 RV-2