

REAL PROPERTY MORTGAGE

BOOK 1554 PAGE 751 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mable F. Waddell 108 South Pliney Circle Simpsonville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606		
LOAN NUMBER 28733	DATE 9-30-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OF 10-06-81 TRANSACTION	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 11-6-81
AMOUNT OF FIRST PAYMENT \$ 208.00	AMOUNT OF OTHER PAYMENTS \$ 208.00	DATE FINAL PAYMENT DUE 10-6-89	TOTAL OF PAYMENTS \$ 19,968.00	AMOUNT FINANCED \$ 10,545.95

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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot. No. 38 as shown on plat of League Estates, prepared by W. J. Riddle, dated October, 1941, and recorded in Plat Book K, at Pages 111-112 in the RMC Office for Greenville County and having, according to a recent survey prepared by Charles F. Webb, dated November 29, 1965, or property of Gerald K. Waddell and Mable F. Waddell, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southeastern side of S. Pliney Circle, which iron pin is located 519.6 ft. northeast of U.S. Highway 276, and running thence with the southeastern side of S. Pliney Circle, N. 67-23 E., 105 ft. to an iron pin at the joint front corner of Lots 37 and 38; thence with the line of lot 37, S. 19-45 E., 177.4 ft. to an iron pin; thence S. 64-50 W., 105.3 ft. to an iron pin at the joint rear corner of lots 38 and 39; thence with the line of lot 39, N. 19-45 W., 181.9 ft. to an old iron pin on the Southeastern side of S. Pliney Circle, the beginning corner.

This is the same property conveyed to the grantor and grantees by deed recorded in the RMC Office for Greenville County in Deed Book 787, Page 112.

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

Sham Roach  
(Witness)  
G. John Raff  
(Witness)

Mable F. Waddell (L.S.)  
Mable F. Waddell  
Gerald K. Waddell (L.S.)

CIT FINANCIAL SERVICES  
82-8824 G (1-79) - SOUTH CAROLINA

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