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REAL PROPERTY MORTGAGE BOOK 1555 PAGE 206 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Selean Davis Pepper Paul Pepper 510 Old Augusta Rd. Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 146 Liberty Ln, P.O. Box 5758 STA.B. Greenville, S.C. 29606			
LOAN NUMBER 28738	DATE 10-09-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION DATE 10-15-81	NUMBER OF PAYMENTS 36	DATE DUE EACH PAYMENT MONTHLY	DATE FIRST PAYMENT DUE 11-15-81
AMOUNT OF FIRST PAYMENT \$ 145.00	AMOUNT OF OTHER PAYMENTS \$ 145.00	DATE FINAL PAYMENT DUE 10-15-84	TOTAL OF PAYMENTS \$ 5220.00	AMOUNT FINANCED \$ 1,010.80	

FILED
 GREENVILLE CO. S.C.
 OCT 13 9 57 AM '81
 TANKERSLEY
 R.M.C.

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 my undivided one-half interest in and to that certain piece, parcel or lot of land situate, lying and being near the City of Greenville in Gantt Township, Greenville County, State of South Carolina, located on the Western side of the Old Augusta Road near its intersection with a plantation road leading to the home of Otis Davis, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of the Old Augusta Road, said pin being about 18 feet North of said plantation road, and running thence generally N. 83 feet along said Old Augusta Road to an iron pin; thence generally W. 200 feet to an iron pin; thence generally S. 88 feet to an iron pin within 18 feet of said plantation road; thence along the North side of said plantation road generally E. 185 feet to the point of beginning.
 Being the same property conveyed to the Grantor and Grantee by deed recorded in Deed Book 530 at page 241.

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 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

Rebecca Duwall
 (Witness)
 H. McClendon
 (Witness)

Selean Davis Pepper (LS)
 Paul Pepper (LS)

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