

REAL PROPERTY MORTGAGE

BOOK 1606 PAGE 322 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Vernicer McCrary (formerly) Vernicer McCrary Lucas (now) 1 Zet Court Greenville, S.C. 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Station B Greenville, S.C. 29606	
LOAN NUMBER 15117245-29408		DATE 5-11-83	DATE FIRST PAYMENT DUE 6-16-83
AMOUNT OF FIRST PAYMENT \$ 201.00		AMOUNT OF OTHER PAYMENTS \$ 201.00	AMOUNT FINANCED \$ 9905.59
DATE FINAL PAYMENT DUE 6-16-90		TOTAL OF PAYMENTS \$ 16884.00	DATE DUE EACH MONTH 16

FILED
 GREENVILLE S.C.
 MAY 12 3 04 PM '83
 DONNIE S. WALKER, CLERK

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 of 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 those certain pieces, parcels or lots of land in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 4 and 5 on a plat of the property of Zet Smith, said subdivision being known as "Smith Heights", said plat being made by C.O. Riddle, Surveyor, in April, 1953; said plat being recorded in the R.M.C. Office for Greenville County in Plat Book "BB", at page 147, and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin on the Southern side of Zet Court, joint corner of Lots Nos. 4 and 2 and running thence along the rear line of Lots Nos. 4 and 3; thence along the rear line of Lots Nos. 4 and 5 82-37 W. 65 feet to an iron pin, joint rear corner of Lots Nos. 5 and 6; thence with the common line of Lots Nos. 5 and 6, N 29-37 W. 165 feet to an iron pin on the Southeastern side of Zet Court, joint front corner of Lots Nos. 5 and 6; thence running with Zet Court N. 72-54 E. 100 feet to an iron pin, joint front corner of Lots Nos 5 and 4; thence continuing with Zet Court S. 85-55 E. 63 feet to an iron pin; thence

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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.

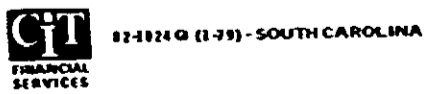
This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
 in the presence of

[Signature]
 (Witness)
[Signature]
 (Witness)

[Signature] (L.S.)
 Vernicer McCrary (formerly)
[Signature] (L.S.)
 Vernicer McCrary Lucas (now)

MAY 12 1983 575



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