

REAL PROPERTY MORTGAGE

BOOK 1625 PAGE 48 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James A. Donald Eunice Celeste Donald Route 2 Cobb Road, Pelzer, S.C.		FILED GREENVILLE SEP 17 11 32 AM '83 DONNIE S. WALKER, CLERK	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606		
LOAN NUMBER 29495	DATE 9-9-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-14-83	NUMBER OF PAYMENTS 144	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 10-14-83
AMOUNT OF FIRST PAYMENT \$ 605.00	AMOUNT OF OTHER PAYMENTS \$ 605.00	DATE FINAL PAYMENT DUE 9-14-95	TOTAL OF PAYMENTS \$ 87120.00	AMOUNT FINANCED \$ 38637.78	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING ~~\$30,000~~ \$88,000

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 tract or parcel of land, together with all improvements thereon, situate, lying and being in the Dunklin Township, County of Greenville, South Carolina and being more particularly described as follows: Beginning at a point in the center of a paved road running with A.M. Stewart property line in a S 72½ W. 418' (ft); thence South 21 E 214' (ft); thence running 426' (ft) parallel with North boundary to center of highway; thence running with center of highway 214' (ft) to the beginning point and being bounded as follows: On the North and West by lands of A. M. Stewart; On the South by lands of James Ross Cobb; On the East by paved road. This tract or parcel of land contain 2 acres more or less.

This being a portion or parcel of that 14 3/4 acres of land conveyed to James Ross Cobb by Lettie Meekins and Mammie Stewart as recorded in the Office of the Clerk of Court for Greenville County, South Carolina in Deed Book 186, Page 56. Derivation: Deed Book 668, Page 416, James Ross Cobb dated February 20, 1961. Also known as Route 2 Cobb Road, Pelzer, S.C.

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

*S. L. Ligon*  
(Witness)

*John R. Ligon*  
(Witness)

*James A. Donald* (LS.)  
JAMES A. DONALD  
*Eunice Celeste Donald* (LS.)  
EUNICE CELESTE DONALD

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