

REAL PROPERTY MORTGAGE

ORIGINAL
VOL 1635 PAGE 757

| | | | |
|--|--------------------------|--|------------------------|
| NAME AND ADDRESSES OF ALL MORTGAGORS Helen P. Kirby (formerly) Helen P. Kirby Walker (now) 7 Kings Street Greenville, S.C. | | MORTGAGEE: CIT FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 7200 Station B Greenville, S.C. 29606 | |
| LOAN NUMBER | DATE | DATE FIRST PAYMENT DUE | DATE FIRST PAYMENT DUE |
| 20554 | 11-21-75 | 11-21-75 | 12-21-75 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | TOTAL OF PAYMENTS | AMOUNT FINANCED |
| \$ 153.00 | \$ 153.00 | \$ 31,600.00 | \$ 2004.40 |

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 piece, parcel or lot of land situate, situated and being near the city of Greenville in the county of Greenville, state of South Carolina, being known and designated as Lot No. 20 of a subdivision known as Stanton Court, as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated June 1966, recorded in the 110 Office for Greenville County in Plat Book PPP at page 44, and having such notes and bounds, as shown thereon.

This lot was conveyed to mortgagor by W. W. Leslie, Inc, by deed recorded July 6, 1967 in deed book 223 page 24 of the 110 Office for Greenville County, S.C. and is conveyed subject to building restrictions applicable to said subdivision recorded in deed vol. 202 page 62, and to any recorded agreements or writ of law.

Derivation: Deed Book 232, Page 212 Walter B. Heston dated November 6, 1967. Also known as 7 Kings Street, Greenville, 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

[Signature]
[Signature]

Helen P. Kirby (formerly) (R.S.)
Helen P. Kirby Walker (now) (R.S.)

0757

1635-757