

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Marclyn J. Ellison Teresa M. Ellison Route 3 Box 421 Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29727		DATE 5-3-84	DATE FIRST PAYMENT DUE 6-8-84
AMOUNT OF FIRST PAYMENT \$ 164.00		AMOUNT OF OTHER PAYMENTS \$ 164.00	AMOUNT FINANCED \$ 9790.28

FILED  
GREENVILLE CO. S.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 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 that piece, parcel or lot of land with all improvements thereon, situate, lying and being in Oaklawn Township, Greenville County, South Carolina, State of South Carolina, and being known and designated as Lot No. 1 on the Woodville Pelzer Road as shown on plat entitled "Property of Roy Boggess" and having according to a recent survey made by Jones Engineering Service on October 11, 1972, of the Property of Clyde H. Coker, the following metes and bounds:

BEGINNING at an iron pin in the center of Woodville-Pelzer Road, and running thence along the center of said road, North 87-27 W. 125 feet to an iron pin; thence running along line of lots 1 and 2, N 2-33 E. 275 feet to an iron pin in the center of a 10-foot drainage easement; thence running along the center of said drainage easement, south 76-0 E. 127.5 feet to an iron pin; thence continuing along the center of said drainage easement, S-33 W. 250 feet to an iron pin in the center of Woodville Pelzer Road to the the beginning. This being the same property conveyed to the Grantor by Deed of R. Kenneth Cobb, recorded in the RMC Office for Greenville County, S.C. in Deed Book 964 at page 531.

Derivation: Deed Book 1084, Page 922 Clyde Henery Coker dated August 8, 1978. Also known as Route 3 Box 421 Pelzer, South Carolina

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 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.)  
MARCLYN J. ELLISON  
*[Signature]* (L.S.)  
TERESA M. ELLISON

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