

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Annette Harris Route 5 46 Dumont Avenue Piedmont, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29810	DATE 7-9-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-13-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 13	DATE FIRST PAYMENT DUE 8-13-84
AMOUNT OF FIRST PAYMENT \$ 156.00	AMOUNT OF OTHER PAYMENTS \$ 156.00	DATE FINAL PAYMENT DUE 7-13-94	TOTAL OF PAYMENTS \$ 18720.00	AMOUNT FINANCED \$ 8975.96	

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 pieces, parcels or lots of land with the buildings and improvements thereon, situate on the south side of Dumont Avenue, near the City of Greenville, in Greenville County, South Carolina, and being shown as the rear portion of Lots 40, 41, 60 and 61 on plat of Rockvale, Section I, made by J. Mac Richardson, Surveyor, October 25, 1958, recorded in the RMC Office for Greenville County in Plat Book 00, Page 108, and also shown as Lot 46 on an unrecorded plat of a revision of Lots 40 through 43 and Lots 58 through 61, Section I, Rockvale, made by Campbell & Clarkson Surveyors, Inc., September 9, 1970, and also shown on plat of the property of Charles Elbert Lowe, made by Campbell & Clarkson, Surveyor, Inc. dated September 8, 1971, recorded in the RMC Office for Greenville County in Plat Book 4 L, Page 109, and having the following courses and distances, to-wit:

BEGINNING on the south side of Dumont Avenue at an iron pin in the line of Lot 41, which point is located 100 feet east from the intersection of Dumont Avenue and Gayle Street, through Lots 41 and 40, S. 1-58 E. 150 feet to an iron pin; thence along the line of Lots 39 and 62, N. 1 88-02 E. 100 feet to iron pin; thence along a new line through Lots 61 and 60, N. 1-58 W. 150 feet to an iron pin on the south side of Dumont Avenue; thence along Dumont Avenue, S. 88-02 W. 100 feet to the beginning corner. If the note secured by this mortgage shall 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.

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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.

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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

1A0

[Signature]

[Signature]
 (Witness)

[Signature]

ANNETTE HARRIS

(L.S.)

(L.S.)

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