

881-107

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Leroy Evett Rosella J. Evett 5 Bertrand Terrace Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606		
LOAN NUMBER 29903	DATE 9-21-84	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 10-25-84
AMOUNT OF FIRST PAYMENT \$ 169.00	AMOUNT OF OTHER PAYMENTS \$ 169.00	DATE FINAL PAYMENT DUE 9-25-89	TOTAL OF PAYMENTS \$ 10140.00	AMOUNT FINANCED \$ 6300.10

FILED  
 GREENVILLE  
 SEP 25 4 5 PM '84

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 in the State of South Carolina, County of Greenville, on the southwestern side of Bertrand Terrace, being known and designated as Lot No. 47, as shown on a Plat of Revision of Section A, of Mansfield Park, made by Piedmont Engineering Service, June, 1962, and recorded in the P.M.C. Office for Greenville County, in Plat Book XX, at Page 53, and having according to said Plat, the following metes and bounds to-wit:

Beginning at an iron pin on the southwestern side of Bertrand Terrace, at the joint front corner of Lots 47 and 48; thence with the common line of said Lots S. 73-00 W. 136 feet to an iron pin; thence running N. 32-35 W. 86.7 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence with the common line of said Lots N. 69-00 E. 160 feet to an iron pin on the southwestern side of Bertrand Terrace; thence with the line of said Terrace S. 16-49 E. 95 feet to the point of beginning. This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

Derivation: Deed Book 963, Page 32 W. M. Rose dated December 14, 1972.

Also known as 5 Bertrand Terrace, Greenville, 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, 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.


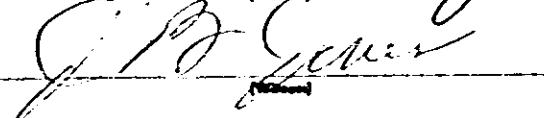
I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

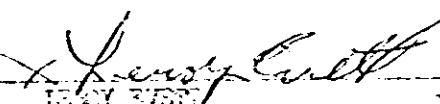
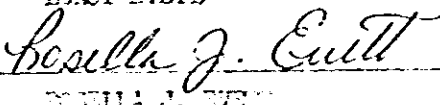
Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

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

  
 (Witness)  
  
 (Witness)

  
 LEROY EVETT (L.S.)  
  
 ROSELLA J. EVETT (L.S.)

REPT 6

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