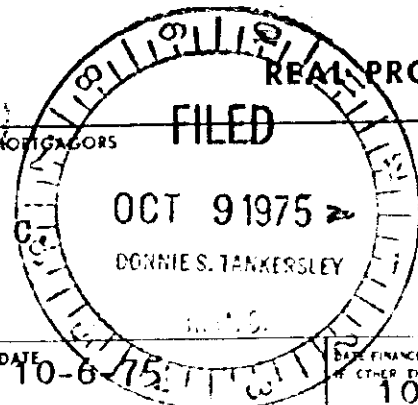


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REAL PROPERTY MORTGAGE BOOK 1350 PAGE 841 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Kate W. Batson 9 Pecan Drive Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE 10-6-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-10-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 11-15-75
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$110.00	DATE FINAL PAYMENT DUE 10-15-80	TOTAL OF PAYMENTS \$ 6600.00	AMOUNT FINANCED \$ 4740.75	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements thereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land in the State of South Carolina County of Greenville, in Gantt Township, being shown and designated as lot no. 32 as shown on plat of Pecan Terrace recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 9. This being the same property conveyed to James C. Batson and Kate W. Batson by Harold R. Lawrence and Pauline A. Lawrence by deed recorded in the R.M.C. Office for Greenville County in Deed Book 765 at Page 499.

As part of the consideration for this conveyance the Grantee assume and agree to pay the balance due on a mortgage Book 618 at Page 369, said balance being \$1,650.21.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Ray P. Brown (Witness)

Kate W. Batson (L.S.)
(Kate W. Batson)

C.W. Bruehl (Witness)

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