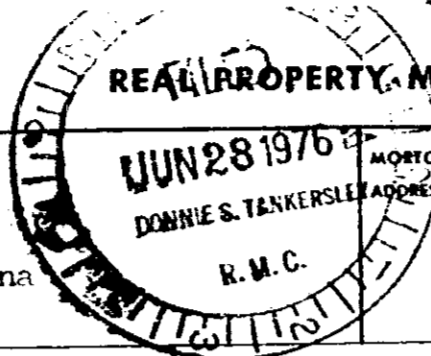


RECORDING FEE  
PAID \$ 2.50



REAL PROPERTY MORTGAGE

BOOK 1371 PAGE 401 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Janie Bell Fields Route 3 Pelzer, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES 16 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE 6-25-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-1-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 8-15-76
AMOUNT OF FIRST PAYMENT \$ 63.00	AMOUNT OF OTHER PAYMENTS \$ 63.00	DATE FINAL PAYMENT DUE 7-1-81	TOTAL OF PAYMENTS \$ 3780.00	AMOUNT FINANCED \$ 2700.00	

**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 lot of land in Grove Township, Greenville, County, State of South Carolina, being shown as Lot No. 3 on plat of Property of Joe N. Black and Mamie S. Black, made by C.O. Riddle, February 1962, containing one (1) acre, and described as follows:

BEGINNING at an iron pin at the corner of Lot 2 and the Garrison Land and running thence with Garrison Land, S 54-00 E, 209 feet to an iron pin at corner of other property of Joe N. and Mamie S. Black; thence with line of said property, S 36-00 W, 209 feet to an iron pin; thence N 54-00 W, 209 feet to an iron pin at corner of Lot 2; thence with line of said lot, N 36-00 E, 209 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Joe N. Black and Mamie S. Black, recorded in the FMC Office for Greenville County, South Carolina in Deed Book 694, Page 19.

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. Mortgagee 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

Rebecca Duvall  
(Witness)  
Ray P. Crowe  
(Witness)

Janie Bell Fields (L.S.)  
Janie Bell Fields  
Janie Bell Fields (L.S.)  
Same As Janie Bell Field