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MORTGAGE $_{ ext{9008}}1395$ page549**ORIGINAL** NAMES AND ADDRESSES OF ALL MORIGAGORS MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. Fay C. Eassy ADDRESS: 46 Liberty Jane CONNES TANKEMELEY P. 0. Box 5758 Sta. 3. 7 Brookway Drive Greenville, S. C. Greenville, S. C 29605 NUMBER OF LOAN NUMBER DATE DATE DUE DATE FIRST PAYMENT DUE DATE FINANCE CHAPSE BEGINS TO ACCRUE F DTHER THAT EATE OF 5/27/77 1./27/77 **4/21** 77 AMOUNT OF FEST PAYMENT AMOUNT OF OTHER PAYMENTS DATE FINAL PAYMENT DUE TOTAL OF PAYMENTS AMOUNT FINANCED **,1**40.00 <u>. 14</u>0.00 4/27/81 **6720.00 :** 4939 **.** 97

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 Mortgagoe 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 obove, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate, tagether with all present and future improvements

thereon, situated in South Carolina, County of Greenville ALL that piece, parcel or lot of land, situate, lying and being in the County and State aforesaid on the southwest side of Brookway Drive, known and designated as Lot Nos. 9 and 10 of Block E. on a plat of Grove Fark, and having according to said plat, which is recorded in the Ft.M.C. office for the County and state aforesaid in plat Book J at Pages 68 and 69, the follow ing metes and bounds. BEGINNING at an iron pin on the southwest side of Brookway Drive., which iron pin is 153.h feet in a northwesterly direction from the western intersection of Brookway Drive and Grove Road, being the joint ocrner of Lots Nos. 1 and 9, and running thence, along the southwest side og Brookway Drive n to the the to an iron pin: thence S. 84-14 E. 54-1 feet to an iron pin: thence N. 36-32 E. 276 feet to if Mortgogor shall fully pay according to its terms the indebtedness hereby secured then this mortgoge shall become null and void.

Mortgogor agrees to pay the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, Eens, 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 Mortgogor 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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagoe may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

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

Signed, Sealed, and Delivered in the presence of

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