



ORIGINAL

|   |                          |  |                    |                     |                        |
|---|--------------------------|--|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Phillip D. Parker<br>Joyce A. Parker<br>307 South Main Street<br>Greer, South Carolina 29615 |                          | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.<br>ADDRESS: 45 Liberty Lane<br>P.O. Box 5758 Sta. J.<br>Greenville, S. C. 29606 |                    |                     |                        |
| LOAN NUMBER   | DATE                     | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION   | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
|   | 5/15/77                  | 5/20/77  | 60                 | 20th                | 6.20.77                |
| AMOUNT OF FIRST PAYMENT   | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE   | TOTAL OF PAYMENTS  | AMOUNT FINANCED     |                        |
| \$72.00   | \$72.00                  | 5/20/82  | \$4320.00          | \$2960.77           |                        |

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 certain piece, parcel or lot of land with all improvements thereon, or to be constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, on the West Side of S. C. Highway No. 14 (also known as South main Street) near pleasant Grove baptist Church, in Chick Springs Township, and being known and designated as Lot No. two (2) of the Moss O. Black and Zobia Black property as shown on plat prepared by W. P. Morrow Surveyor, dated Dec., 1952 and which plat has been recorded in the R.M.C. Office for said County in Plat Book FF, page 18. This being the same property which was conveyed to Charles R. Galloway by Willard Johnson by Deed recorded in said office in Deed Book 325, page 187. And being the same property which was conveyed to Mortgagor and regular the real estate described above to the said Mortgagee, its successors and assigns, which will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.

This being the same property conveyed to Phillip D. Parker and Joyce A. Parker by Charles R. Galloway by deed dated 15th Day December 1972 and recorded in the R.M.C. Office in Deed Book 4072 in Deed Book 305 at page 99.

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 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, Mortgagee 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 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 Duval (Witness)  
Ray P. Crowe (Witness)  
Phillip D. Parker (LS)  
Joyce A. Parker (LS)



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