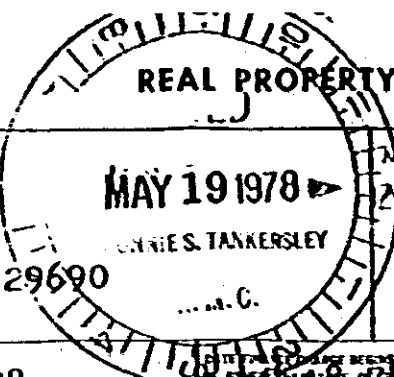


REAL PROPERTY MORTGAGE

BOOK 1432 PAGE 694 ORIGINAL



NAMES AND ADDRESSES OF ALL MORTGAGORS Carl Edward Redding Verna L. Redding Route #2 Box 380 Travelers Rest, S.C. 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 27075	DATE 5-18-78	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 18
AMOUNT OF FIRST PAYMENT \$ 245.00	AMOUNT OF OTHER PAYMENTS \$ 245.00	DATE FINAL PAYMENT DUE 5-18-88	TOTAL OF PAYMENTS \$ 29400.00
		DATE FIRST PAYMENT DUE 6-18-78	
		AMOUNT FINANCED \$ 15779.33	

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 situate, lying and being in Saluda Township County of Greenville, State of South Carolina, and shown as a portion of the property on a plat of property of Etta Stamey and Fannie Sentell, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book VV at page 48, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a road at the corner of this tract and a tract owned by Stamey and Sentell and along a creek bed, and running thence with the creek, N. 57-45 W. 240 feet; running thence S. 83-36 E. 202 feet; thence S. 0-52 W. 143 feet to a corner in the line of W.E. Cartee; running thence S. 62-30 W. 483.8 feet to a point in the line of Boyce Miller; running thence with the Miller Line S. 48-30 E. 990 feet to an iron pin; running along a new line, N. 05-27 E. 912.5 feet to the point of beginning.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. This is the same property conveyed to the Grantor by Deed recorded in the RMG Office

for Greenville County in Deed Book 762 at page 561. Der. James M. Dean Deed book

792 page 341 deed dated 2-19-66 and recorded 2-22-66

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 Mortgagee'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

*Sandra Singman*  
(Witness)  
*Gay W. [Signature]*  
(Witness)

*Carl E. Redding Jr* (L.S.)  
Carl Edward Redding  
*Verna L. Redding* (L.S.)  
Verna L. Redding

CC  
 792  
 MAY 19 78  
 676  
 250CI

4328 RV-2