

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Henderson Adams Jr. June T. Adams 33 Crystal Avenue Greenville, S.C.		MORTGAGEE: C.F. FINANCIAL SERVICES INC. ADDRESS: 146 Liberty Lane P.O. Box 5578 Station B Greenville, S.C. 29606	
LOAN NUMBER 29372		DATE 4-7-83	
AMOUNT OF FIRST PAYMENT \$ 330.00		AMOUNT OF OTHER PAYMENTS \$ 330.00	
DATE FINAL PAYMENT DUE 4-11-02		DATE FIRST PAYMENT DUE 5-11-83	
NUMBER OF PAYMENTS 108		DATE DUE EACH MONTH 11	
TOTAL OF PAYMENTS \$ 35640.00		AMOUNT FINANCED \$ 17593.50	

FILED
 GREENVILLE CO S.C.
 APR 7 10 58 AM '83
 DONNIE S. WALKER
 R. H. WALKER

800-1801 PAGE 12

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding of any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as Lots 47, 48, 49 and 50 on plat of property of Augusta Terrace, plat recorded in the REC Office for Greenville County in Plat Book G, Page 265, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Crystal Avenue, joint corner of Lots 50 and 51, and running thence with line of Lot 51, S. 29-18 E. 200 feet; thence along rear line of Lots 30 and 31, 32 and 33, S. 60-42 W. 100 feet; thence along the line of Lot 46, N. 29-18 W. 151.2 feet to a point on the east side of Old Augusta Road; thence along said road, N. 12-50 E. 52.2 feet, more or less, to the southeast intersection of Old Augusta Road and Crystal Avenue; thence along the south side of Crystal Avenue, N. 60-42 E. 40 feet to the beginning.

Derivation: Deed Book 1043, Page 347 H. Samuel Stillwell, et. al dated 9/23/76.

Also known as 33 Crystal Avenue Greenville, S.C.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
 in the presence of

[Signature]

Henderson Adams Jr.
 HENDERSON ADAMS JR. (R.S.)

[Signature]
 (Witness)

June T. Adams
 JUNE T. ADAMS (R.S.)



11-1122-01178 - SOUTH CAROLINA

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