

REAL PROPERTY MORTGAGE

BOOK 1616 PAGE 276 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Clifford R. Lee Marjorie G. Lee 712 Fairview Street Fountain Inn, S.C. 29644		FILED GREENVILLE CO. S.C. JUL 15 3 43 PM '83 DONNIE S. TANKERSLEY	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606		
LOAN NUMBER 29459	DATE 7/15/83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7/20/83	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 8/20/83
AMOUNT OF FIRST PAYMENT \$ 243.00	AMOUNT OF OTHER PAYMENTS \$ 243.00	DATE FINAL PAYMENT DUE 7/20/98	TOTAL OF PAYMENTS \$ 43740.00	AMOUNT FINANCED \$ 16945.73	

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 at 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 piece, parcel or lot of land, lying and being situate on the Northerly side of S.C. Highway 418 in the Town of Fountain Inn, Fairview Township, being known and designated as Lot No. 42 on plat of Sunset Heights, prepared by W. N. Willis, Engineer, dated October 31, 1958, recorded in Plat Book "00" at Pages 314-317, inclusively, and having, according to said plat the following metes and bounds, to-wit,

BEGINNING at an iron pin on the Northerly side of S.C. Highway 418 at joint front corner of Lots 41 and 42 and running thence N. 4-10 W. 195.5 feet to an iron pin; thence S. 88-40 W. 110 feet to an iron pin at joint rear corner of Lots 42 and 43; thence along the joint line of the said lots S. 6-03 E. 189.2 feet to an iron pin on the northerly side of S.C. Highway 418 thence along the right of way of said Highway N. 89-35 E. 100 feet to an iron pin at the point of beginning. The herein named grantees are to pay the 1971 taxes on the above describes property. The above described property is conveyed subject to existing easements, right of way, reservation and restrictions.

Derivation: Deed Book 928, Page 431 G & L Builders, Inc. dated October 28, 1971.

Also known as 712 Fairview Street, Fountain Inn, 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]
 (Witness)
[Signature]
 (Witness)

[Signature] (L.S.)
 CLIFFORD R. LEE
[Signature] (L.S.)
 MARJORIE G. LEE

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