

REAL PROPERTY MORTGAGE

BOOK 1619 PAGE 731

ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS DONNIE S. WATERS DONNIE S. WATERS Route 2 Box 711 Piedmont, S.C. 29122		MORTGAGEE CIT FINANCIAL SERVICES INC ADDRESS: 1600 Highway 101 P.O. Box 5000 Greenville, S.C. 29602	
LOAN NUMBER 23160		DATE FIRST PAYMENT DUE 9/10/83	
AMOUNT OF FIRST PAYMENT \$ 228.00		AMOUNT FINANCED \$ 17903.00	
DONNIE S. WATERS R.M.L.		DATE FINAL PAYMENT DUE 9/10/87	
AMOUNT OF OTHER PAYMENTS \$ 228.00		TOTAL OF PAYMENTS \$ 228.00	

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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, situate on the west side of U. S. Highway No. 29 between the Towns of Piedmont and Pelzer, S.C. in Grove Township, Greenville County, South Carolina, adjoining property now or formerly owned by Marley Massey, Clarence Evans and others, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of intersection of a new 25 foot unnamed street and U.S. Highway No. 29, Evans and running thence along the west side of U.S. Highway No. 29 in a westerly direction 90 feet to a stake at corner of Marley Massey line S. 88 W. 204 feet to a stake; thence N. 74 E. 100 feet to a stake on the south side of 25 foot unnamed street; thence S. 88 W. 204 feet to the beginning corner.
 This is the same property conveyed to the grantors by deed dated June 21st, 1962, and recorded in the P.M.O. Office for Greenville County, South Carolina in Deed Book 703, at page 9.

See Next Page

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

[Handwritten signatures]

[Handwritten signature: Jerry Lawson]

[Handwritten signature: Harriet A. Lawson]

(S)

(S)