

REAL PROPERTY MORTGAGE

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|--|--------------------------|--|---------------------|
| NAME AND ADDRESSES OF ALL MORTGAGORS Hawkes, George O., Jr. Hawkes, Mary A. 14 Westbrook Lane Greenville, S.C. 29605 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane PO Box 5758, Station B Greenville, S.C. 29606 | |
| LOAN NUMBER | DATE | NUMBER OF PAYMENTS | DATE DUE EACH MONTH |
| 19134626 | 3/16/84 | 120 | 04/21/84 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | TOTAL OF PAYMENTS | AMOUNT FINANCED |
| \$ 186.00 | \$ 186.00 | \$ 22320.00 | \$ 10322.72 |

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 buildings and improvements thereon, situate, lying and being on the southwesterly side of Westbrook Lane, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 11, Block C, on plat of Brookforest, recorded in the RMC Office for Greenville County in Plat Book "BB", at page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Westbrook Lane at a point 595.5 feet northwest of the westerly corner of intersection of Westbrook Lane and Woodmont Circle, said pin being joint front corner of Lots Nos. 10 and 11, Block C, and running thence along the joint line of said lots S. 55-42 W. 175 feet to an iron pin, corner of Lot No. 21; thence along the line of Lot No. 21, N. 34-18 W. 70 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence N. 55-42 E. 175 feet to an iron pin on the southwesterly side of Westbrook Lane; thence along the southwesterly side of Westbrook Lane S. 34-18 E. 70 feet to the point of beginning.

Derivation is as follows: Deed Book 826, Page 169 David E. Robinson and Ellen R. Robinson 8/14/67.

Also known as 14 Westbrook Lane, Greenville, South Carolina.

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.

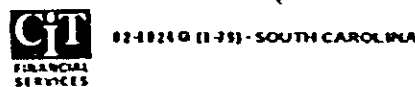
Signed, Sealed, and Delivered
in the presence of

Donna Cuffey

Union F. [unclear]

(Witness)

George O. Hawkes, Jr. (L.S.)
George O. Hawkes, Jr.
Mary A. Hawkes (L.S.)
Mary A. Hawkes



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