

REAL PROPERTY MORTGAGE

VOL 1662 PAGE 266

NAMES AND ADDRESSES OF ALL MORTGAGORS James N. Charles Lura G. Charles Rt. 6 Box 262, 71 Barclay Drive Travelers Rest, SC 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane S.C. P.O. Box 5758 Stat. B Greenville, SC 29606	
LOAN NUMBER 29736	DATE 05/10/84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 05/15/84	NUMBER OF PAYMENTS 120
AMOUNT OF FIRST PAYMENT \$ 135.00	AMOUNT OF OTHER PAYMENTS \$ 135.00	DATE FINAL PAYMENT DUE 05/15/94	TOTAL OF PAYMENTS \$ 16,200.00
		DATE FIRST PAYMENT DUE 06/15/84	AMOUNT FINANCED \$ 8059.08

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 71 on plat of Sunny Slopes, Section 1, recorded in Plat Book 4 R at page 3 and having such courses and distances as will appear by reference to said plat.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County, including but not limited to, a 25 ft sewer right of way across rear portion of the within lot and a 68 ft. Duke Power Company right of way across the side of said property between Lots 71 and 72 as shown on above referred to plat.

Being the same property conveyed by Brown Enterprises of S.C., Inc. by deed recorded in Dedd Book 1007 at pages 452 on September 27, 1974.

Derivation: Deed Book 1059, Page 434, Michael E. Lynch and Shirley B. Lynch dated: June 28, 1977.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.
 Also known as 71 Barclay Drive, Travelers Rest, SC.

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.

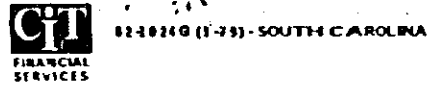
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

John Beach
 (Witness)
Paul R. Ligon
 (Witness)

James N. Charles (L.S.)
 James N. Charles
Lura G. Charles (L.S.)
 Lura G. Charles



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