

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Loland Martin Mildred Martin Route 7 Oneal Road Greer, S.C. 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5750 Station 7 Greenville, S.C. 29606			
LOAN NUMBER 29930	DATE 10-19-84	DATE FINANCE CHARGE BEGINS TO ACCRUE OR GREATER THAN DATE OF TRANSACTION 10-19-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 24	DATE FIRST PAYMENT DUE 11-24-84
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$ 125.00	DATE FINAL PAYMENT DUE 10-24-84	TOTAL OF PAYMENTS \$ 22320.00	AMOUNT FINANCED \$ 10322.72	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$ 50,000.00

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.

MORTGAGE OF REAL ESTATE

To secure payment of a note which I signed today promising to pay you the above Amount Financed together with a finance charge 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 certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, lying on the western side of Greer-Oneal Road (which is an extension of Memorial Drive), and being a part of tract No. as shown on Plat of Property of John M. Greer and Frances Jane Greer Estates, said plat made by H.S. Brockman, Surveyor, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "10" at page 67, and is further identified as the being a part of the same land conveyed to us by two deeds recorded in the said RMC Office in Deed Book 422 at page 244, and Deed Book 447 at page 35, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said Greer-Oneal Road, joint corner of tract Nos. 3 and 4 as shown on said plat, and runs thence with the common line of these two lots N. 79-55 W. 23.5 feet to an iron pin in a driveway, then continuing with the same course for a

PAYMENT OF OBLIGATIONS

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

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TAXES - LIENS - INSURANCE

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, 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 a finance charge at the rate set forth on the note then secured by this mortgage, if permitted by law, if not, 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.

DEFAULT

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 entire unpaid amount financed and accrued and unpaid finance charge, will become due, if you desire, without your advising me.

EXTENSIONS AND MODIFICATIONS

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.

WAIIVER OF EXEMPTIONS

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)

Shawn Roach
(Witness)

Loland Martin (L.S.)
LOLAND MARTIN

Mildred Martin (L.S.)
MILDRED MARTIN



82-2795 (5/84) - SOUTH CAROLINA ACCRUED

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