

Please Mail to
 Donald L. Van Riper
 Suite 3, 700 E. NORTH ST. GREENVILLE SC 29601

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REAL PROPERTY MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS X Ronald Keith Ward and Darlene Kay Ward 115 South Street Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 115 Millport Lane P.O. Box 5754 Greenville, S.C. 29606			
LOAN NUMBER 29942	DATE 10-25-84	DATE FINANCE CHARGE BEGINS 10-25-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 11-25-84
AMOUNT OF FIRST PAYMENT \$ 149.00	AMOUNT OF OTHER PAYMENTS \$ 149.00	DATE FINAL PAYMENT DUE 10-25-94	TOTAL OF PAYMENTS \$ 20640.00	AMOUNT FINANCED \$ 11075.41	

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, located, lying and being in the County of Greenville, State of South Carolina, with all improvements hereon, being all of Lot No. 50 on a plat entitled "Section 1, Subdivision for Burlington Industries, Inc.", made by Piedmont Engineers and Architects, dated October, 1964, and recorded in the Office of the REC for Greenville County, S.C., in Plat Book JJJ at Page 10. Reference is made to said plat for exact courses and distances.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

DERIVATION: This is the same property conveyed to the mortgagors by deed from Lydia Narramore dated 10/25/84, recorded same day in

PAYMENT OF OBLIGATIONS deed book 1224 at Page 838

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

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.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

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.

WAIVER 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

Donald L. Van Riper
 (Witness)
Donald L. Van Riper
 (Witness)

Ronald Keith Ward (L.S.)
Darlene Kay Ward (L.S.)



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

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