

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Harold Knecht Route 3 420 Dunham Bridge Road Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 40 Liberty Lane P.O. Box 5758 Station D Greenville, S.C. 29606			
LOAN NUMBER 29940	DATE 10-24-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE DATE OF ORIGINATION 10-29-84	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 29	DATE FIRST PAYMENT DUE 11-29-84
AMOUNT OF FIRST PAYMENT \$ 186.11	AMOUNT OF OTHER PAYMENTS \$ 186.11	DATE FINAL PAYMENT DUE 10-29-87	TOTAL OF PAYMENTS \$ 6699.96	AMOUNT FINANCED \$ 5147.95	

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 Greenville.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 18 as shown on plat of Trannell Heights of the property of R.J. Howley, according to Survey by J. Mac Richardson, August, 1955 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Dunham Bridge Road at joint front corner of Lots 18 and 19 and running thence along Dunham Bridge Road, South 74-19 West 100 feet to an iron pin at the joint front corner of Lots 17 and 18; running thence South 55-41 East 175 feet to an iron pin; running thence North 33-35 East 100 feet to an iron pin; thence North 55-41 West 175 feet to an iron pin, the beginning corner.

Derivation: Deed Book 665, Page 197 Laurence S. Smith, dated December 23, 1960.

Also known as Route 3 402 Dunham Bridge Road, Greenville, S.C. 29611

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

*Tim Suddeth*  
(Witness)

*Harold Knecht*  
(L.S.)

*James M. Grier*  
(Witness)

CT 82-1024 G (1-79) SOUTH CAROLINA  
FINANCIAL SERVICES

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