

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS George Striffling, Boych Pigma, Jr. Rt. 6 Oak Forest Dr. Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1001 Main Street Florence, S.C. 29501 P.O. Box 5700 Greenville, S.C. 29607	
LOAN NUMBER 29973		DATE 11-21-84	
AMOUNT OF FIRST PAYMENT \$170.00		AMOUNT OF OTHER PAYMENTS \$170.00	
DATE FINAL PAYMENT DUE 11-22-89		TOTAL OF PAYMENTS \$10000.00	
DATE FIRST PAYMENT DUE 12-22-84		AMOUNT FINANCED \$6000.00	

FILED
 GREENVILLE CO. S.C.
 Nov 26 2 26 PM '84

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 5th, as shown on a plat of the subdivision of Oak Forest, Section 7, which is recorded in the office of the MCO for Greenville County, SC in plat book 6-H at page 50.

This is a portion of the property conveyed to the grantor by Marion Harris by deed dated October 31, 1977 and recorded November 1, 1977 in Deed Volume 1067 at page 690 in the Office of the MCO for Greenville County, SC and is conveyed subject to any restrictions, reservations, zoning ordinances, easements and/or rights of way that may appear of record, on the recorded plat or on the premises.

DERIVATION: Book 1102, Page 409—Westminster Company, Inc., dated 2-11-79.
 Also known as Route 6, 1 Oak Forest Drive, Greenville, SC 29607

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

Shaw Roach
 (Witness)
Jimmy B. Jones
 (Witness)

George Striffling Pigma, Jr. (S.)
 GEORGE STRIFFLING PIGMA, JR.
 (L.S.)



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