



NAMES AND ADDRESSES OF ALL MORTGAGORS Tommy Leland Wham Edna B. Wham Rt 1 Jenkins Bridge Road Ft. Inn, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28153	DATE 6-27-80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-2-80	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 02	DATE FIRST PAYMENT DUE 8-2-80
AMOUNT OF FIRST PAYMENT \$ 162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 7-2-87	TOTAL OF PAYMENTS \$ 13608.00	AMOUNT FINANCED \$ 7707.74	

**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 tract of land lying, being and situate in the County and State aforesaid, containing 2.2 acres, more or less, and being approximately one-half the 4.4 acres tract described on a plat prepared by C.O. Riddle, Surveyor, in September 1965, said plat entitled "Property of J. M. and Belle P. Curry near Fountain Inn, S.C., and having according to this plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of the Jenkins Bridge Road, and running thence in a northerly direction to the center of S.C. Highway No. 418 along line of 2 acre tract being this day conveyed to the Grantees by the Grantors; thence with the center of said Highway 418 S. 65-00 W. to a railroad spike in center of bridge over creek; thence in a Southerly direction with the creek as a line to a railroad spike in center of bridge over creek on the Jenkins Bridge Road; thence with the center of said Jenkins Bridge Road N. 72-44 E. 100 feet to an iron pin; thence continuing with center of road N. 49-35 E. 100 feet to an iron pin, the point of beginning; and bounded by other lands also being conveyed this day from the Grantors to the Grantees; S.C. Highway No. 418; creek bordering other lands of the Grantors; and the Jenkins Bridge Road.

Derivation: Deed Book 927 927, Page 362 363 J. M. Curry & Belle P. Curry dated Oct. 9, 1971.

- 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

*Clarence R. ...* (Witness)  
*Sandra ...* (Witness)

*Tommy Leland Wham* (L.S.)  
 TOMMY LELAND WHAM

*Edna B. Wham* (L.S.)  
 EDNA B. WHAM



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