

REAL PROPERTY MORTGAGE

Vol 1007 Page 324

NAMES AND ADDRESSES OF ALL MORTGAGORS Bertha Mims 11 Cleland Street Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane PO Box 5758, Station B Greenville, S.C. 29606			
LOAN NUMBER 21762562	DATE 4-12-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-17-84	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 17th	DATE FIRST PAYMENT DUE 5-17-84
AMOUNT OF FIRST PAYMENT \$ 154.00	AMOUNT OF OTHER PAYMENTS \$ 154.00	DATE FINAL PAYMENT DUE 04-17-88	TOTAL OF PAYMENTS \$ 7392.00	AMOUNT FINANCED \$ 3339.18	

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 situate, lying and being on the northeastern side of Cleland Street, in the City of Greenville, State of South Carolina, being shown and designated as Lot No. 5 of a portion of Lots Nos. 6 and 7 on a plat of property of Rachel J. Cely recorded in the RMC Office for Greenville County, in Book M, at page 45; also being shown and designated as Lot No. 5 of a plat of property of John Wesley McCloud made by Carolina Engineering and Surveying Co dated August 4, 1964, recorded in the RMC Office of Greenville County, in Plat Book AA, at page 151; reference is hereby craved to said plat for a metes and bounds description.

The above property is the same conveyed to the Grantors by interstate succession, under the laws of the State of South Carolina, as a result of the death of Lewis E. Mims, filed in the Greenville County Probate Court. This property was conveyed to the decedent by deed of N. Dean Davidson, filed in the RMC Office of Greenville County, Book 928, page 477, on October 28, 1978.

This property is conveyed subject to restrictions and easements or rights-of-ways, if any, of record.

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

DERIVATION: Deed book 1175 Page 91, recorded October 4, 1982. Also known as 11 Cleland Street.

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 owed, 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

Sharon Beach
(Witness)

Bertha Mims (LS)
Bertha Mims

David Lujon
(Witness)

..... (LS)

0324

4328 RV-2