



NAMES AND ADDRESSES OF ALL MORTGAGORS William F. Batson Linda J. Batson 5 Conley Street Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C.	
LOAN NUMBER	DATE 07-19-77	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH 25
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	TOTAL OF PAYMENTS \$ 10800.00	DATE FIRST PAYMENT DUE 08-25-77 AMOUNT FINANCED \$ 6915.05

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, situated in South Carolina, County of Greenville

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Conley Street and being known and designated as lot No. 26 on plat of Belmont Heights recorded in the R.M.C. Office for Greenville County, in Plat Book "33", at page 54. Said lot fronts 100 feet on the eastern side of Conley Street and runs back to a depth of 220 feet on the north side and to a depth of 210 feet on the south side and is 111.9 feet across thereon.

This being the same property conveyed to William F. Batson by C. Douglas Wilson deed dated 29th day of February 1968 and recorded in the R.M.C. Office for Greenville recorded on 29th day of February 1968 in deed book 838 at page 583.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Brenda B. Davis (Witness)  
Ray P. Power (Witness)

William F. Batson (L.S.)  
Linda J. Batson (L.S.)