990X 1435 PAGE 957 **ORIGINAL** REAL PROPERTY MORTGAGE MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. (formerly) ADDRESS: 46 Liberty Lane Joann Hudson paxton P.O. Box 5758 Station B (now) Joann Hudson Cheek Greenville, S.C. 29606 20h Richardson Rd. Simpsonville, S.C. NUMBER OF PAYMENTS 48 DATE DUE EACH MONTH 21 DATE FIRST PAYMENT DUE LOAN NUMBER LATE FIRANCE CHARGE BEGINS TO ACCRUE * 66-21-78 THAT SACTION 7-21-78 6-21-78 27134 AMOUNT OF OTHER PAYMENTS AMOUNT FINANCED DATE FINAL PAYMENT DUE TOTAL OF PAYMENTS AMOUNT OF FIRST PAYMENT 2646.41 , 3600.00 6-21-82 **375.00 \$ 75.00**

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 Greenville

thereon, situated in South Carolina, County of All that piece, parcel or lot of land situate; lying and being in the county of Greenville, State of South Carolina in Fairview Tonwship, near the City of Simpsonville, S.C., being on the north side of Richardson Street and having, according to aplat of the estate of Mrs. Bessie H. Richardson prepared by C.O. Riddle, January, 1960, said plat being record in the R.M.C. Office for Greenville County in Plat Book TT at page 129, the following metes and bounds, to-wit: Beginning at an iron pin on the north side of Richardson Strreet at the joint front corner of Lots 4 and 5 and running thence with the joint line of lot No. 4 N.13-49 W. 143.9 feet to an iron pin; thence S.75-59 W.106.4 feet to an iron pin thence with the joint of Tract No. 6N.14-26W. 143.5 feet to an iron pin on the TO HAVE AND TO HOLD off and singular like real estate described above unlo said Mortgagee, its successors and assigns forever. north side of Richardson Street; thence with the north side of Richardson Street If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. N. 76-11 R. 105 feet to an iron pin at the point of beginning. This is the same

Mortgagor agrees to pay the indebtedness as herein before provided. property inherited by the Grantor herein by will of Bessie H. Richardson 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.

recorded in the Office of the Probate Court for Greenville, County in Apartment 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, d may be enforced and collected in the same manner as the other debt hereby secured. 710, File 12.

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 Mortgogor shall fail to cure such default in the manner stated in such notice, or if Mortgogor 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. Nortgagar 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 spause 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 Wilness Whereof, (I-we) have set (my-our) hand(s) and seaks) the day and year first above written.

Signed, Sealed, and Delivered

Joseph Hudson Paxton (formerly)

Joon Hudson Chuk (15)

Joann Hudson Cheek

(now)

82-1024E (10-75) - SOUTH CAROLINA