

REAL PROPERTY MORTGAGE

BOOK 1447 PAGE 539 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Maxie Wood Garrett Mary Jones Garrett Route 7 Box 59 Greer, South Carolina 29651.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27308	DATE 10-16-78	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-18-78	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 16	DATE FIRST PAYMENT DUE 11-16-78
AMOUNT OF FIRST PAYMENT \$ 147.00	AMOUNT OF OTHER PAYMENTS \$ 147.00	DATE FINAL PAYMENT DUE 10-16-88	TOTAL OF PAYMENTS \$ 17640.00	AMOUNT FINANCED \$ 8775.44	

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 certain parcel or tract of land containing 5 acres, more or less, situate on the Old CC Camp Road near Highway No. 14 and about 1 mile northward from the city of Greer, Oneal Township, Greenville County, State of South Carolina, and being Tract No. 9 of the property of Eula A. Mayfield according to survey and plat by H.S. Brockman, Surveyor dated January 27, 1945 and having the following courses and distances, to-wit: Beginning on a stake in the Old CC Camp Road, Corner of Tract No. 10 on said Plat and being the Southeast corner of the Tract herein conveyed and runs thence with the line of Tract No. 10, N 24-40 W. 358 feet to the center of Morrow or Ballenger Branch: Thence up and with the meanders of said branch as follows: S. 81-30 W. 165 feet to bend S. 56-W 175 feet to bend 64-W 170.5 feet to bend and S. 69-W 115.5 feet to a stake corner of tract No. 8 and on said plat; thence S. 67-10 E. 175 feet to a stake in the

center of the CC Camp Road; thence along said Road as follows; N. 7-20 E. 100 feet N. Derivation: If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. is as follows: Deed Book 820, Page 620 - J. T. Holloway 5-31-67. 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

Sandra Supran
(Witness)
Larry [Signature]
(Witness)

Maxie Wood Garrett (LS)
Maxie Wood Garrett
Mary Jones Garrett (LS)
Mary Jones Garrett