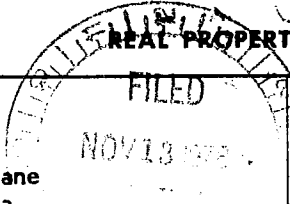


REAL PROPERTY MORTGAGE

BOOK 1450 PAGE 19 ORIGINAL



NAMES AND ADDRESSES OF ALL MORTGAGORS Melvin Norman Merritt Helen L. Merritt Route 14, 102 Vantross Lane Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27354	11-8-78	11-8-78	96	08	12-8-78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 102.00	\$ 102.00	11-8-86	\$ 9792.00	\$ 5504.95	

**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 lot of land with the buildings and improvements thereon, situate on the North side of Vantross Lane near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 12 Section II of Franklin Hills made by C. O. Riddle, dated August 1963, recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE, Page 85, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the North side of Vantross Lane at the joint front corner of Lots Nos. 11 and 12 and running thence along the line of Lot No. 11, N 34-33 W. 150 feet to an iron pin; thence N 55-27 E, 100 feet to an iron pin; thence S 34-33 E. 150 feet to an iron pin on the North side of Vantross Lane; thence along Vantross Lane S 55-27 W. 100 feet to the beginning corner. This being the same property conveyed to the grantors herein by deed of Jeff R. Richardson, Sr. et. al., dated

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. April 15, 1969 recorded in the RMC Office for Greenville County, South Carolina in Deed Book

842, page 119. This conveyance is SUBJECT to all restrictions set back lines, roadways, easement and rights of way, if any affecting the above described property. Derivation is as follows:

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. Deed Book 874, Page 605 - G.M. Cox and H.C. Smith 8-29-69.

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 Mortgagor'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

*James B. Smith*  
(Witness)  
*John R. Smith*  
(Witness)

*Melvin Norman Merritt* (LS.)  
Melvin Norman Merritt  
*Helen L. Merritt* (LS.)  
Helen L. Merritt

GCTC 11-13-78 842



82-1024E (10-76) - SOUTH CAROLINA