REAL PROPERTY MORTGAGE

BOOK 1430 PAGE 222 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. JACKIE MITCHELL GREEN ADDRESS: 10 West Stone Ave. 115 Oak Park Drive! Greenville, SC 29602 Mauldin, SC 29662 DATE DUE EACH MONTH 17 NUMBER OF PAYMENTS LOAN NUMBER DATE DATE FIRST PAYMENT DUE PATE FINANCE CHARGE BEGINS TO ACCRUE 11/17/78 12/17/78 28867 <u>11/13/78</u> AMOUNT OF OTHER PAYMENTS AMOUNT OF FIRST PAYMENT DATE FINAL PAYMENT CUE TOTAL OF PAYMENTS AMOUNT FINANCED <u>11/17/85</u> 146.00 12264.00 7350.70 146.00

## 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 Mortgagoe in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagoe, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagoe, its successors and assigns, the following described real estate, together with all present and future improvements

MLL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot 48, on Plat of Parkwood, Section I, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-P, Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINVING at an iron pin on Oak Park Drive, joint front corner Lots 48 and 49, and running thence N. 48-20 E. 156.5 feet to an iron pin, thence S. 30-17 E. 35.7 feet to a point, thence S. 41-40 E. 50.7 feet to an iron pin, joint rear corner lot 47 and 48, thence S. 48-20 W. 150 feet to an iron pin on Oak Park Drive, joint front corner Lots 47 and 48, thence N. 41-40 W. 69.4 feet to a point; thence continuing along Oak Park Drive, N. 169-45 West 15.6 feet to an iron pin the point of beginning. Derivation: Deed book 1050 page 15.6 feet to an iron pin the point of beginning. Derivation: Deed book 1050 page 15.9 Greatbrail 18.8 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 anytharges 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 Mortgagoe in Mortgagoe's favor.

If Mortgogor fails to make only of the above mentioned payments or fails to maintain satisfactory insurance, Mortgogee may, but is not obligated to, make such payments or effect such insurance in Mortgogoe's awn name, and such payments, and such expenditures, for insurance shall be due and payable to Mortgogoe on demand, shall bear interest at the highest lawful rate of not prohibited by law, shall be a ten 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. Mortgagor 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 uncorned charges, shall, at the option of Mortgagor agrees to poviall expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagar and Martgagar'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 Witness Whereof, (I-we) have set (my-our) hand(s) and seak(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Bevery Joseph

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\* Jackie Mitchell Thein usi

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