

NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas K. Griffin Marie Griffin Route 5 Box 433 Piedmont, SC 29677		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: P. O. Box 5758, Station B 46 Liberty Lane, Pleasantburg Greenville, SC 29606	
LOAN NUMBER 27615		DATE 5-14-79	
AMOUNT OF FIRST PAYMENT \$ 154.00		AMOUNT OF OTHER PAYMENTS \$ 154.00	
DATE FINANCE CHARGES BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-14-79		DATE FINAL PAYMENT DUE 5-14-85	
NUMBER OF PAYMENTS 72		DATE DUE EACH MONTH 14	
DATE FIRST PAYMENT DUE 6-14-79		TOTAL OF PAYMENTS \$ 11088.00	
DATE FIRST PAYMENT DUE 6-14-79		AMOUNT FINANCED \$ 7099.45	

**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 of 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 those pieces, parcels or lots of land with improvements lying on the Southern side of Rockvale Drive, the Eastern side of Kenmore Drive and the Southwestern side of Citadel Street in Gantt Township, Greenville County, South Carolina, being shown as Lots Nos. 2 and 3 on a plat of KENMORE TERRACE, prepared by J. Mac Richardson, dated November, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in plat Book XX at page 7, having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Eastern side of Kenmore Drive at the common corner of Lot Nos. 3 and 4, and running thence along the Eastern side of Kenmore Drive N. 0-50 E. 150 feet to an iron pin; thence along the Southern side with the Curve of Rockvale Drive, the following chord, courses and distances, N. 31 29 E. 42,6 feet to an iron pin, N. 63-08 E., 18.5 feet to an iron pin, N. 66- TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

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 installment 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 installment 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

*Susan R. Lewis*  
(Witness)

*Sandra A. Luyser*  
(Witness)

*Thomas K. Griffin* (LS)  
Thomas K. Griffin

*Marie Griffin* (LS)  
Marie Griffin