

NAMES AND ADDRESSES OF ALL MORTGAGORS FRANKLIN B. MASER MARY MASER 203 HICKORY LANE MAULDIN, SC 29555		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. BOX 2013 GREENVILLE, SC 29602			
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
50024	12/15/79	12/22/79	60	15	12/22/79
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 175.00	\$ 175.00	12/22/79	\$ 12,000.00	\$ 12,000.00	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors 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 piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the Town of Mauldin, and being known and designated as Lot Number 16 of a subdivision known as Glenlake II, a part of which is of record in the RMC Office for Greenville County in Plat Book 600 at page 55, and having the following metes and bound to wit: BEGINNING at a point on the Northern side of Hickory Lane at the joint front corner of Lot 15 and 16 and running thence with the Northern side of Hickory Lane N 88-35 E 151.1 feet to a point at the joint front corner of Lots 16 and 17; thence N. 47-25 W 237.6 feet to a point at the joint rear corner of Lots 16 and 17; thence S 47-22 W approximately 110.9 feet to a point in a branch; thence with said branch as line approximately S 40-30 W approximately 52.3 feet to a point in said branch at the joint rear corner of Lots 15 and 16; thence S 17-25 E approximately 161 feet to a point on the Northern side of Hickory Lane at the point of BEGINNING.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

THE DERIVATION IS AS FOLLOWS: DEED BOOK 900, PAGE 400, FROM J. ODELL SHAVER DATED: NOVEMBER 15, 1978.

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 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Diane Kirkpatrick
[Witness]

H. McClellan
[Witness]

Frank B. Maser (L.S.)

Mary M. Maser (L.S.)

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