

REAL PROPERTY MORTGAGE

BOOK 1512 PAGE 563 ORIGINAL

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|--|---------------------------------------|--|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Robert E. Berry Patricia J. Berry Route 8 Piedmont, South Carolina | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 2906 | | | |
| LOAN NUMBER 28229 | DATE 8-18-80 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-22-80 | NUMBER OF PAYMENTS 72 | DATE DUE EACH MONTH 22 | DATE FIRST PAYMENT DUE 9-22-80 |
| AMOUNT OF FIRST PAYMENT \$ 125.00 | AMOUNT OF OTHER PAYMENTS \$ 125.00 | DATE FINAL PAYMENT DUE 8-22-86 | TOTAL OF PAYMENTS \$ 9000.00 | AMOUNT FINANCED \$ 5690.08 | |

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

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that piece, parcel or lot of land, containing 2.51 acres more or less, situate, lying and being in the County of Greenville, State of South Carolina, being more particularly described on plat of Robert E. Berry and Patricia J. Berry, dated April 24, 1978, prepared by James L. Strickland, RLS recorded in Plat Book 6R at Page 48, to-wit: BEGINNING at a nail and cap in the a County road at the joint corner of the within described property and property now or formerly belonging to Margaret Burgess and running thence along the common line of said properties N. 17-1e E. 413.2 feet to an iron pin at the joint corner of property nor or formerly belonging to Dee R. Berry; thence along the common line of said Berry property N. 35-44 E, 272.6 ffeet to an iron pin; thence S. 16-36 W. 423.7 feet to a nail and cap in said County road; thence along said road N. 88-53 W. 273.9 feet to a nail and cap, the point of beginning.

Derivation: Deed Book 1082, Page 612, Dee R. Berry dated July 6, 1978.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered

in the presence of

David A. Sigler
 (Witness)

Robert E. Berry
 ROBERT E. BERRY (L.S.)

Patricia J. Berry
 PATRICIA J. BERRY (L.S.)

[Signature]
 (Witness)