

BOOK 1515 PAGE 738

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Vadie E. McAbee Agnes H. McAbee 711 Trade Street Greer, South Carolina 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 28255	DATE 9-5-80	DATE FIRST PAYMENT BEGINS TO ACCRUE 9-9-80	NUMBER OF PAYMENTS 96
AMOUNT OF FIRST PAYMENT \$ 153.00	AMOUNT OF OTHER PAYMENTS \$ 153.00	DATE FINAL PAYMENT DUE 9-9-88	TOTAL OF PAYMENTS \$ 14688.00
			DATE DUE EACH MONTH 9
			DATE FIRST PAYMENT DUE 10-9-80
			AMOUNT FINANCED \$ 8127.94

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 of 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 certain parcel or lot of land situated on the east side of South Trade Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being Lots Nos. 1 and 2 of the W. A. Rogers Estate according to survey and plat by R. W. Dalton, dated March, 1924, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the east side of South Trade Street, corner of Lot No. 3 and running thence with the line of said lot N. 89-08 E. 183.6 feet to an iron pin; thence S. 17-48 E. 100 feet to a pine; thence S. 88-51 W. 187 feet to an iron pin on the east side of said street; thence with the street, N. 15-48 W. an iron pin 100 feet to the beginning corner.

This is the same property conveyed to Willie Mae Horton by Edmond L. Greens by deed recorded in Deed Book 513, page 112, R.M.C. Office for Greenville County.

Derivation: Deed Book 636, Page 46 Willie Mae Horton deed dated 10-3-59, recorded date 10-7-59.

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 lawful 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.

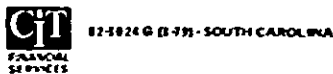
This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered in the presence of

Witness signatures: [Handwritten signatures]

Vadie E. McAbee (R.S.)
VADIE E. MCABEE
Agnes H. McAbee (R.S.)
AGNES H. MCABEE

9-12-80 1980 A.C.C.I.



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