

READ PROPERTY MORTGAGE 1527-4489 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS George F. Byrd Susie S. Byrd 8 Maco Street Greenville, S.C. 29607		MORTGAGEE: CIT. FINANCIAL SERVICES, INC 16 Liberty Lane P.O. Box 5752 Station B Greenville, S.C. 29606	
LOAN NUMBER 22894	DATE 12-0-30	NUMBER OF PAYMENTS 13	DATE DUE EACH MONTH 1-13-31
AMOUNT OF FIRST PAYMENT \$ 58.00	AMOUNT OF OTHER PAYMENTS \$ 58.00	TOTAL OF PAYMENTS \$ 2734.00	AMOUNT FINANCED \$ 1740.00
		DATE FINAL PAYMENT DUE 12-13-34	

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 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 that piece, parcel or lot of land situate, lying and being on the southwestern of Maco Street in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 1 on a plat of Davis Property which plat is recorded in the R.M.C. Office for Greenville County in plat Book 44 at page 123; said lot having such metes and bounds as shown thereon.

This being the same property conveyed to George F. Byrd & Susie S. Byrd by Victor B. Hinton by deed dated 3-12-29 and recorded in the R.M.C. Office for Greenville County in Deed Book 863, and recorded on 3-12-29 at page 572.

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

If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagee agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagee fails to make any of the above mentioned payments or fails to maintain such 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 in favor of the above described real estate and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagee has been in default for failure to make or cause to be made any of the above payments, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent to Mortgagor. If Mortgagor cures such default in the manner stated in such notice, or if Mortgagor cures the default after such notice, and such default with respect to a future payment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly improved, the entire balance due and unpaid for all unpaid notes shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagee agrees to pay all expenses incurred in enforcing or enforcing any security interest, including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee's spouse, heirs, executors, administrators, and any other exemption under South Carolina law.

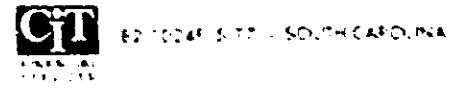
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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, (We) have set (our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of
[Witness Signature]
 (Witness)
[Witness Signature]
 (Witness)

[Signature] (LS)
 GEORGE F. BYRD
[Signature] (LS)
 SUSIE S. BYRD



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