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|--|--------------------------|---|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Walter F. Rice Martha S. Rice 7 Hillside Lane Greenville, S.C. 29605 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29605 | | | |
| 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 |
| 28440 | 1-26-81 | 1-30-81 | 96 | 30 | 2-28-81 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | AMOUNT FINANCED | |
| \$ 180.00 | \$ 180.00 | 1-30-89 | \$ 17280.00 | \$ 9126.31 | |

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 piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 143, according to a plat of Woodfields, Inc., prepared by C. C. Jones & Associates, Engineers, recorded in the Office of the R.M.C. for Greenville County, in Plat Book "P", at page 139, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the westerly side of Hillside Lane, joint front corner of Lots Nos. 143 and 144; thence running along the common boundary of said lots N. 73-24 W. 160 feet to a point, joint rear corners of Lots Nos. 143 and 144; thence turning and running along the rear line of Lot No. 143 S 11-46 W. 35 feet to a point, joint rear corner of Lots Nos. 143 and 142; thence turning and running along the common boundary of said lots S 73-24 E. 150 feet to a point on the westerly side of Hillside Lane; joint front corner of Lots Nos. 143 and 142; thence turning and running along the westerly side of Hillside Lane N. 11-55 E. 35 feet to the point of beginning. Derivation: Deed Book 732, Page 86 Belton R.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
 O'Neal dated 9-18-63, recorded 9-19-63. ALSO KNOWN AS 7 HILLSIDE LANE, GREENVILLE, S.C.
 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 reading or any security, interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee'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

Glenn H. ...
 (Witness)
Donald S. Tankersley
 (Witness)

Walter F. Rice (L.S.)
 WALTER F. RICE
Martha S. Rice (L.S.)
 MARTHA S. RICE