

REAL PROPERTY MORTGAGE

BOOK 1515 PAGE 997 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Israel, William Douglas Israel, Virginia B. 103 Chestnut Ave. Greer, S.C. 29651 GR: FILED S.C. DON, 4:45 PM '81			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 10 West Stone Ave. Greenville, S.C. 29602		
LOAN NUMBER 20553	DATE 6-16-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF DELINQUENT, DATE OF TRANSACTION 6-22-81	NUMBER OF PAYMENTS 90	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 7-22-81
AMOUNT OF FIRST PAYMENT \$ 263.00	AMOUNT OF OTHER PAYMENTS 263.00	DATE FINAL PAYMENT DUE 6-22-91	TOTAL OF PAYMENTS \$ 47,340.00	AMOUNT FINANCED \$ 16,331.14	

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 certain piece, parcel, or lot of land in the City of Greer, County of Greenville, State of South Carolina, on the southerly side of Chestnut Ave., being shown and designated as Lot N. 75, on plat of Burgess Hills, recorded in the REC Office for Greenville County, S.C. in Plat Book "V" at Pages 96 and 97. Said lot fronts on the southerly side of Chestnut Ave. 80 Feet, has a uniform depth of 180 feet, and is 80 feet across the rear. Derivation is as follows: Deed Book 963, Page 382, From Wooten and Newman, Inc. dated: March 7, 1969.

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

Valerie Miller

(Witness)

J. S. Corum

(Witness)

William Douglas Israel (LS)

Virginia B. Israel (LS)

CT 82-1824 G (1-75) - SOUTH CAROLINA
FINANCIAL SERVICES

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