

REAL PROPERTY MORTGAGE

ORIGINAL

GREENVILLE, S.C. BOOK 1548 PAGE 162

NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas H. Stroud Mattie Jane Stroud 206 Laurel Road Greer, S.C. 29651		DATE: JUL 29 12 29 PM '81 DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B. Greenville, S.C. 29606	
LOAN NUMBER 28642	DATE 7-27-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-31-81	NUMBER OF PAYMENTS 20	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 8-31-81
AMOUNT OF FIRST PAYMENT \$ 347.00	AMOUNT OF OTHER PAYMENTS \$ 347.00	DATE FINAL PAYMENT DUE 7-31-91	TOTAL OF PAYMENTS \$ 41640.00	AMOUNT FINANCED \$ 19257.97	

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 Laurel Road, near the limits of the City of Greer and Northwest therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 38 of Burgiss Hills according to survey and plat thereof by Piedmont Engineering Services, dated January 21, 1951, and recorded in Plat Book Y, pages 96 and 97, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit: Beginning at the joint corner of Lots Nos. 38 and 39 on the East side of Laurel Road, and running thence with said road, N. 7.25 E. 80 feet to corner of Lot No. 37; thence along the line of Lot No. 37, S. 82.35 E. 177.9 feet to an iron pin; thence S. 5.50 W. 25.4 feet to iron pin; thence S. 7.25 W. 55.6 feet to rear corner of Lot No. 39; thence along the line of Lot No. 39, N. 82.35 W. 180 feet to the beginning corner.

Derivation: Deed Book 475, Page 157 Francis DeWitt Benson dated March 26, 1953.

Also known as 206 Laurel Road, Greer, S.C. 29651

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

[Signature]
(Witness)
4.30.81
[Signature]
(Witness)

Thomas H. Stroud (L.S.)
THOMAS H. STROUD
Mattie Jane Stroud (L.S.)
MATTIE JANE STROUD