

GREENVILLE CO. S.C.
 AUG 10 4 38 PM '81
 REAL PROPERTY MORTGAGE

BOOK 1549 PAGE 490 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Willie C. Bruster Bobbie J. Bruster 104 Bluff Drive Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE Aug 4, 1981	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION Aug 10, 1981	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 10th	DATE FIRST PAYMENT DUE 9-10-81
AMOUNT OF FIRST PAYMENT \$ 193.00	AMOUNT OF OTHER PAYMENTS \$ 193.00	DATE FINAL PAYMENT DUE 8-10-91	TOTAL OF PAYMENTS \$ 23,160.00	AMOUNT FINANCED \$ 10,711.21	

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 lot of land with improvements lying on the Northern side of Bluff Drive in Gantt Townshp in Greenville County, South Carolina, being shown and designated as Lot. No. 82 on a Plat of KENNEDY PARK, made by Piedmont Engineers & Architects, dated September 28, 1964, as revised and recorded in the RMC Office for Greenville County, S.C., in Plat Book JJJ, page 179, this lot being 75 feet wide and 133 feet deep, reference to said plat being hereby craved for a more detailed description of the metes and bounds thereof.

The above described property is hereby conveyed subject to right of way and easements shown on the aforementioned plat and appearing of public record and to restrictive covenants applicable to Kennedy Park recorded in the RMC Office for Greenville County, S.C., in Deed Book 773, page 572. Derivation: Deed Book 819, Page 305, Henry C. Harding Builders, Inc. dated May 9, 1967.

Also known as 104 Bluff Drive, Greenville, S.C.

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

Rebecca Newell
 (Witness)
John R. [Signature]
 (Witness)

Willie C. Bruster (L.S.)
 WILLIE C. BRUSTER
Bobbie J. Bruster (L.S.)
 BOBBIE J. BRUSTER

CI FINANCIAL SERVICES
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