

1031

FILED GREENVILLE REAL PROPERTY MORTGAGE BOOK 1551 PAGE 760 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Stephen M. Davis Rose C. Davis 304 Wedgewood Drive Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln P.O. Box 5758 Sta. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE 8-26-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE OF TRANSACTION 9-1-81	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 1st	DATE FIRST PAYMENT DUE 10-1-81
AMOUNT OF FIRST PAYMENT \$180.00	AMOUNT OF OTHER PAYMENTS \$ 180.00	DATE FINAL PAYMENT DUE 9-1-91	TOTAL OF PAYMENTS \$ 21,600.00	AMOUNT FINANCED \$ 9989.73	

SEP 2 3 43 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

**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 situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southeast side of Wedgewood Drive, being shown and designated as Lot Number 17 on plat of North Meadow Heights prepared by Piedmont Engineering Company, dated February 22, 1951, recorded in Plat Book W. at Page 183 of the RMC Office for Greenville County.

This is the same property conveyed to the Grantors by deed of Bernie E. Kelley, Jr., recorded December 15, 1972 in Deed Book 963 at Page 118 of the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.

Derivation: Deed Book 1080, Page 893, From Sammy W. Smith and Linda L. Smith dated June 12, 1978.

Also known as 304 Wedgewood Drive, Greenville, South Carolina.

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. I 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 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 Duval  
(Witness)

Stephen M. Davis (LS)

H. M. Clark  
(Witness)

Rose C. Davis (LS)

(CONTINUED ON NEXT PAGE)

1031

7328 W-2