

REAL PROPERTY MORTGAGE

BOOK 1552 PAGE 988 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Dwigth Strickland SEP 16 2 21 PM '81 Sandra F. Strickland 5 Piedmont Avenue DONNIE S. TANKERSLEY Piedmont, SC 29573 P.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606			
LOAN NUMBER	DATE 9-14-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-18-81	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 18th	DATE FIRST PAYMENT DUE 10-18-81
AMOUNT OF FIRST PAYMENT \$ 255.00	AMOUNT OF OTHER PAYMENTS \$ 255.00	DATE FINAL PAYMENT DUE 9-18-85	TOTAL OF PAYMENTS \$ 15300.00	AMOUNT FINANCED \$ 10041.97	

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 piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 41, Section 3, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County", made by Dalton & Neves, February, 1950; Sections 3 and 4 of said plat are recorded in the RMC Office of Greenville County in Plat Book Y, at pages 2 through 5, inclusive, and pages 6 through 9, inclusive, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Piedmont Avenue joint front corner of Lots 41 and 42 and running thence N. 2-56 W. 206.9 feet to an iron pin; thence N. 83-11 E. 67 feet to an iron pin; thence N. 14-43 E. 211 feet to an iron pin on Piedmont Avenue; thence along Piedmont Avenue S. 84-32 W. 110 feet to an iron pin, the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property. 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

400 8 36771801

Rebecca Kruell
(Witness)

John Coffey
(Witness)

Dwigth Strickland (LS)
Dwigth Strickland

Sandra F. Strickland (LS)
Sandra F. Strickland

CIT FINANCIAL SERVICES 82-12246 (1-75) - SOUTH CAROLINA

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