



BOOK 1553 PAGE 952 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Dannie O. McAlister Carolyn C. McAlister 306 Havendale Dr. Fountain Inn, SC 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606			
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28723	09/24/81	10/29/81	120	29	10/29/81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 198.00	\$ 198.00	09/29/91	\$ 23760.00	\$ 10988.70	

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 piece, parcel or lot of land, together with buildings and improvements constructed thereon, situate, lying and being of the south side of Havendale Drive, in the Town of Fountain Inn, Greenville County, South Carolina, being shown and designated as Lot No. 6 on a Map of a Revision of STONEHOOD dated January 13, 1970, made by Dalton and Neves, Engineers, recorded in the RMC Office for Greenville County, SC, in Plat Book 4F, Page 16, reference to which is hereby craved for the metes and bounds thereof. This being the same property conveyed to the Grantors herein by deed of O. J. Dounce Burrodens Inc on 11/20/70, said deed of record is said RMC Office in Deed Book 903--- at page 232, showing recording date of 11/23/70. THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AND EASEMENT OR RIGHT-OF-WAY IF ANY AFFECTING SAID PROPERTY. The Grantees do hereby assume, as a part of the consideration, that mortgage of Grantors to Camern-Brown Company; said Mortgage being of record in Mortgage Book 1173 at Page 347 in said RMC Office, and being in the original amount of \$18,000.00 given January 1, 1971, the present balance \$15,709.00. Derivation is as follows: Deed Book 1044, Page 977, Paul K. Wilson and Ruth Mc. Wilson dated October 22, 1976. Also known as 306 Havendale Dr., Fountain Inn, SC.

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

Sharon Roach (Witness)
 H. McAlister (Witness)

Dannie O. McAlister (LS)
 Carolyn C. McAlister (LS)



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