

REAL PROPERTY MORTGAGE

BRANCH COPY

NAMES AND ADDRESSES OF ALL MORTGAGORS Bonnie M. Toothman 20 Meredith Drive Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. BOOK 1555 PAGE 394 ADDRESS: 2320 E. North St. P. O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30650	10-14-81	10-20-81	120	20	11-20-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 275.00	\$ 275.00	10-20-91	\$ 33000.00	\$ 15262.08	

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, together with all buildings and improvements, situate, lying and being on the eastern side of Meredith Lane, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 45 on a final plat of HENDERSON FOREST, made by Campbell & Clarkson Sureyors, Inc., dated June 9, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 41, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor herein by deed of Investment Properties recorded in Deed Book 959, page 481, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees to pay Greenville County and City property taxes for the tax year 1976 and subsequent years. Derivation is as follows: Deed Book 1145, Page 755, From Randolph R. Toothman dated April 6, 1981.

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.

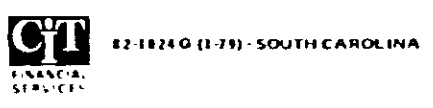
Signed, Sealed, and Delivered  
in the presence of

*[Signature]*  
(Witness)

*Charles G. Aust*  
(Witness)

*Bonnie M. Toothman*  
BONNIE M. TOOTHMAN (LS)

..... (LS)



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