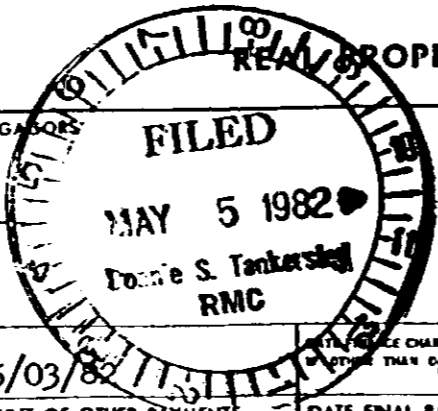


REAL PROPERTY MORTGAGE

BOOK 1589 PAGE 453 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS: James D. Welchel Margaret W. Welchel RT. 2 Box 421 Greer, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1171 Asheville Hwy. Spartanburg, S.C.	
LOAN NUMBER 16538837	DATE 05/03/82	DATE FIRST PAYMENT DUE 06/07/82	DATE DUE EACH MONTH 07
AMOUNT OF FIRST PAYMENT \$ 165.00	AMOUNT OF OTHER PAYMENTS \$ 165.00	DATE FINAL PAYMENT DUE 05/07/97	TOTAL OF PAYMENTS \$ 29700.00
		AMOUNT FINANCED \$ 10245.77	



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 tract of land with the buildings and improvements thereon, containing approximately .6 acre, more or less, on the west side of the Jordan Road, County of Greenville, State of South Carolina, and having according to a survey by J. Q. Bruce, R.L.S. dated April 25, 1960, the following metes and bounds, to-wit :

Beginning at a nail and cap in the center of Jordan Road, the corner of property now or formerly of Nettie Williams; thence with the line of Williams property, S. 64-50 W. 175 feet to an iron pin; thence S. 31-02 E. 163.7 feet to an iron pin; thence N. 61-00 E. 175 ft. to N. 31-16 W. 151.8 feet to point of beginning.

This being the identical property conveyed to James D. Welchel and Margaret W. Welchel by deed of Maurice B. Henson dated and recorded November 13, 1908 in Deed Book 1137 at page 245 in the R. M. C. Office for Greenville County.

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.

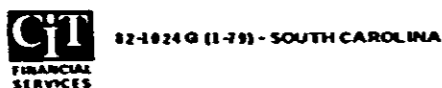
Signed, Sealed, and Delivered
in the presence of

Tim Smith
(Witness)

James Welchel (LS.)

Jenny B. Jones
(Witness)

Margaret H. Welchel (LS.)



(CONTINUED ON NEXT PAGE)

4.0001
026
MAY 5 82

4328 RV-2