

REAL PROPERTY MORTGAGE 300-1573 PAGE 08 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Donnie E. Madison Debbie Madison 305 Canterbury Street Simpsonville, S.C. 29681		FILED JUN 17 1982 Donnie S. Tankersley RMC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29106	DATE 6-15-82	DATE FINANCE CHARGES BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 6-21-82	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 21	DATE FIRST PAYMENT DUE 7-21-82
AMOUNT OF FIRST PAYMENT \$ 140.00	AMOUNT OF OTHER PAYMENTS \$ 140.00	DATE FINAL PAYMENT DUE 6-21-87	TOTAL OF PAYMENTS \$ 8400.00		AMOUNT FINANCED \$ 5513.24

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 County of Greenville, State of South Carolina on the South side of Canterbury Street, and being shown as all of Lot 34 of Section 1 on plat of property of Fortis Enterprises, Inc. entitled "The Village" which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at Page 52 said lot having according to said plat a frontage of 70 feet on the South side of Canterbury Street, a depth on the Western side thereof of 135 feet, a depth on the Eastern side thereof of 135 feet and being 70 feet across in the rear, reference to which plat is expressly craved.

As part of the consideration the Grantee assumes and agrees to pay the certain mortgage executed by William G. Marchbanks & Jean P. Marchbanks in favor of the United States of America (FHA) dated November 9, 1973 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1294 at Page 833 upon which there is presently due a balance of \$16,867.75

Derivation: Deed Book 1005, Page 382, William G. Marchbanks and Jean P. Marchbanks dated August 22, 1974. Also known as 305 Canterbury Street, Simpsonville, S.C.

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.

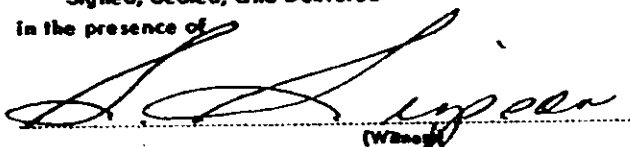
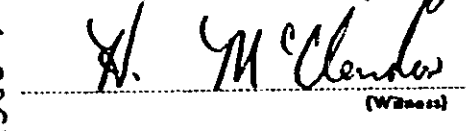
If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment 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.


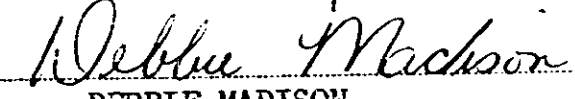
I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

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

 (Witness)

 (Witness)

 (L.S.)
 DONNIE E. MADISON
 (L.S.)
 DEBBIE MADISON

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