

REAL PROPERTY MORTGAGE

BOOK 1654 PAGE 879 ORIGINAL

FILED
GREENVILLE CO S.C.
MAY 2 3 02 PM '83
DONNIE S. JANKENSLEY
R.M.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS Cheryl H. Goodson 207 North Miller Street Greer, S.C. 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
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
29396	4-29-83	5-5-83	120	05	6-5-83
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 262.00	\$ 262.00	5-5-93	\$ 31440.00	\$ 16086.52	

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 lot or parcel of land lying, being, and situated in the County and State aforesaid as shown on a plat of the property of Mrs. Lillian E. Glenn Estate prepared by John A. Simmons Tri-State Surveyors, on September 17, 1975, and recorded in Book 5-N, page 64, R.M.C. Office for Greenville County and being more particularly described and delineated thereon as follows; Beginning at an old iron pin, the common back corner with the land of or formerly of Pennington and traveling S 72' 16 mins, E for a distance of 184.6 feet to an old iron pin at North Miller Street; thence along North Miller Street S 18' 20 mins. W for a distance of 90 feet to a new iron pin, the common corner with lands of or formerly of Miller; thence N 72' 0 mins. W for a distance of 185.4 feet to an old iron pin; thence N 19' 25 mins. E for a distance of 76.3 feet to an old iron pin, the point of beginning. This being the same property conveyed to Mendel T. Hawkins by Marvin C. Dacus, Senior Vice President and Trust Officer of the Bank of Greer, Trustee of the Francis M. Glenn trust dated June 3, 1977, and recorded in Book 1058 page 36. Derivation: Deed Book 1086, Page 114, Mendel T. Hawkins, dated August 25, 1978. Also known as 207 North Miller Street, Greer, 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

[Signature]
(Witness)
[Signature]
(Witness)

[Signature]
CHERYL H. GOODSON (L.S.)

(L.S.)

(CONTINUED ON NEXT PAGE)