

REAL PROPERTY MORTGAGE

BOOK 1627 PAGE 788 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Elizabeth Jones Rt 3 Box 364 D Standing Springs Road Simpsonville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29508	DATE 9-23-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN 9-28-83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 10-28-83
AMOUNT OF FIRST PAYMENT \$ 140.00	AMOUNT OF OTHER PAYMENTS \$ 140.00	DATE FINAL PAYMENT DUE 9-28-93	TOTAL OF PAYMENTS \$ 16800.00	AMOUNT FINANCED \$ 8055.35	

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

That certain piece of property comprising approximately 2.83 acres situate and lying near the City of Mauldin in the County of Greenville, State of South Carolina, and being that tract of property shown on a plat prepared March 24, 1976, by C. O. Riddle, R.L.S. No. 1347, entitled "Property of C. Elford Baldwin, near Mauldin, Greenville County, South Carolina" and filed in the R.M.C. Office of said Greenville County in Plat Book 55 at Page 92, which property is more particularly described as follows:

BEGINNING at an iron pin in the southeast corner of said property and located in the center line of Standing Springs Road; thence N. 75-27 W. 259.2 feet along property of grantors to an iron pin; thence N. 27-50 W. 110.1 feet along said property of grantors to an iron pin; thence N. 28-41 E. 440.8 feet along property now or formerly of P. G. Jones to an iron pin; thence S. 62-18 E. 167.4 feet along said property now or formerly of P. G. Jones to the center line of said Standing Springs Road; thence S. 6-58 W. 474.7 feet to an iron pin, the point of beginning. Derivation: Deed Book 1037, Page 327 C. Elford Baldwin and Helen Tumblin Baldwin dated June 2, 1976. Also known as Route 3 364 D Standing Springs Road 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

Awen Lawson
(Witness)

Sandra S. Sizer
(Witness)

Elizabeth Jones
ELIZABETH JONES (L.S.)

Joan Jones
JOAN JONES (AKA) (L.S.)