

REAL PROPERTY MORTGAGE

VOL 1638 ORIGINAL PAGE 000

NAMES AND ADDRESSES OF ALL MORTGAGORS Richard Dunaway 106 Sunrise Drive Mauldin, S.C. 29661		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 8958 Station B Greenville, S.C.			
LOAN NUMBER 29573	DATE 12/22/73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF MORTGAGE	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 7	DATE FIRST PAYMENT DUE 1-7-74
AMOUNT OF FIRST PAYMENT \$232.00	AMOUNT OF OTHER PAYMENTS \$ 232.00	DATE FINAL PAYMENT DUE 12-7-93	TOTAL OF PAYMENTS \$ 33840.00	AMOUNT FINANCED \$ 17152.19	

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 piece, parcel or lot of land situate, lying and being in the County of Greenville State of South Carolina, being located on the southern side of Sunrise Drive, as shown on plot entitled "Property of Richard Dunaway", prepared by P. B. Bruce, PLS, dated 12/5/73, which plot is record in the TMC Office for Greenville County, S.C., in Plat Book 1-3, at Page 6, reference to said plot being annexed for a better and bounds description thereof.

This conveyance is made subject to all restrictions, easements and right of way which may affect the property hereinabove described.

Derivation: Deed Book 906, Page 141, WILLIAM HIGH CHASTAIN AND MARY J. CHASTAIN dated December 6, 1973.

Also known as 106 Sunrise Drive, Mauldin, 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, fees, 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, fee, 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 30 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] R.S.
 RICHARD DUNAWAY

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