

REAL PROPERTY MORTGAGE

VOL. 1641 PAGE 33 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Samuel E. Schnaiter Marilyn L. Schnaiter 1555 Wade Hampton Blvd. Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606			
LOAN NUMBER 29598	DATE 12-20-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSAL 12-27-83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 27	DATE FIRST PAYMENT DUE 1/27/84
AMOUNT OF FIRST PAYMENT \$ 265.00	AMOUNT OF OTHER PAYMENTS \$ 265.00	DATE FINAL PAYMENT DUE 12/27/93	TOTAL OF PAYMENTS \$ 31800.00	AMOUNT FINANCED \$ 16270.72	

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 in the State of South Carolina, County of Greenville on the northwestern side of U. S. Highway No. 29, being known and designated as Lot No. 6 as shown on Plat of University Park, recorded in Plat Book P, at page 127, and being more particularly described, as follows:

BEGINNING at an ironpin in the northwestern side of U.S. Highway No. 29, at the joint front corner of Lots Nos. 6 and 7, and running thence with said Highway N. 52-26 E. 75 feet to an ironpin; thence with the curve of the intersection of said Highway and Stephen Lane, the chord of which is N. 7-26 E. 35.5 feet to an iron pin; thence with the southwestern side of Stephen Lane, N. 37-34 W. 155 feet to an iron pin on 20 foot alley; thence with said alley, S. 52-26 W. 100 feet to the rear corner of Lot No. 7; thence with the line of said Lot, S. 37-34 E. 180 feet to the point of beginning, LESS, however, a 4 foot strip running parallel to U. S. Highway No. 29 conveyed to the City of Greenville for road purpose recorded in Deed Book 501, at page 233. Derivation: Deed Book 1043, Page 616 Charles E Bading and H. Shirley Bading dated September 27, 1976. Also known as 1555 Wade Hampton Blvd, Greenville, 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]* (L.S.)  
 SAMUEL E. SCHNAITER

*[Signature]* (L.S.)  
 MARILYN L. SCHNAITER

