

REAL PROPERTY MORTGAGE

VOL 1805 PAGE 365

NAMES AND ADDRESSES OF ALL MORTGAGORS R. Clarence Lovett, Jr. Route 2 Box 465 B Piedmont, S.C. 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane PO Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 13806989	DATE 5-29-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-29-84	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 1st	DATE FIRST PAYMENT DUE 07-04-84
AMOUNT OF FIRST PAYMENT \$ 190.00	AMOUNT OF OTHER PAYMENTS \$ 190.00	DATE FINAL PAYMENT DUE 06-04-92	TOTAL OF PAYMENTS \$ 18240.00	AMOUNT FINANCED \$ 10254.32	

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 of 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 in Greenville County, State of South Carolina, situated just below the town of Piedmont, South Carolina, being known and designated as Lot No. 32, of a subdivision known as Monticello Estates, as shown by a plat thereof, by Woodward Engineering Company, dated March, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 169, and having, according to said plat, the following metes and bounds, to-wit:  
 BEGINNING at an iron pin on East Monticello Road, join iron corner of Lots 31 and 32, and running thence along the lines of said Lots, N. 71-00 W. 227.5 feet to an iron pin rear corner of Lots 40 and 39; thence running with rear line of Lot 39, N. 14-45 E. 79 feet to iron pin rear line of Lot 35; thence running with lines of Lots 35, 34 and 33, S. 70-20 E. 234.6 feet to iron pin on East Monticello Road; thence running with said Road, S. 19-00 W. 80 feet to iron pin at point of beginning

The above described property is the same conveyed to the Grantors by deed recorded in the said R.M.C. Office in Deed Book 740, at Page 103.

The above described property is conveyed subject to all easements and rights-of way, and/or restrictions and protective covenants, existing and of record, including those in the deed recorded in Deed Book 740 at Page 103.

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

Derivation: Deed Book 946, Page 191, Dan Edwards and Hazel H. Edwards, 6/13/1972

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.

400

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.

8

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

1801

Shan Roach  
 (Witness)  
Verner J. Tate Jr.  
 (Witness)

R. Clarence Lovett, Jr. (L.S.)  
 \_\_\_\_\_ (L.S.)



82-1024 G (1-79) - SOUTH CAROLINA

BR  
 501  
 S.  
 O.

4328-172