

REAL PROPERTY MORTGAGE

VOL 1672 PAGE 727

NAMES AND ADDRESSES OF ALL MORTGAGORS James T. Thackston 502 Gulliver Street Fountain Inn, S.C. 29644		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
29818	7-16-84	7-20-84	60	20	8-20-84
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 187.00	\$ 187.00	7-20-89	\$ 11220.00	\$ 7606.42	

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 lying and being, situate in the County and State aforesaid Fairview Township, and in the coporate limits of the Town of Fountain Inn, on the south side of Gulliver Street with the following metes and bounds, to-wit;
 BEGINNING in the center of said Gulliver Street, joint corner with lands of J.G. McKelvey running thence across an iron pin in the edge of said street S 53-55 E. 187 feet along joint line with said J.G. McKelvey to a stake; thence S. 37-45 W. along a joint line with other lands of Charles Henry Woods 75 feet to a stake; thence N. 53-55 187 feet acrossing an iron pin in the edge of said Gulliver Street N. 41-45 E. 75 feet to the point of beginning, and bounded by other lands of Charles Henry Woods, J.G. McKelvey and said Gulliver Street. This being the same property conveyed to James T. Thackston by deed from David H. Garrett dated 10th day of December 1952 and recorded in the RMC Office for Greenville County, recorded on 13th day of December 1952 in deed book 468 at page 327.

Also known as 502 Gulliver Street, Fountain Inn, 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 of 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

Verne F. Tate, Jr.
 (Witness)
Paul A. Sigler
 (Witness)

James T. Thackston
 JAMES T. THACKSTON (I.S.)
 _____ (I.S.)



82-60249 (1-79) - SOUTH CAROLINA

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