

REAL PROPERTY MORTGAGE

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NAME AND ADDRESSES OF ALL MORTGAGORS Coster Lee Brown Willie C. Brown Rt. 2, Box 311 Pelzer, SC 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: Liberty Lane P.O. Box 5758 Stat. B Greenville, SC 29606			
LOAN NUMBER 13803770-29829	DATE 7-26-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-31-84	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 8-31-84
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 100.00	DATE FINAL PAYMENT DUE 7-31-87	TOTAL OF PAYMENTS \$ 3600.00	AMOUNT FINANCED \$ 2766.07	

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, Greenville.

Coster Lee Brown and Willie C. Brown all that piece, parcel or lot of land situate, lying and being in Oaklawn Township, County and State aforesaid and more fully described as follows:

Beginning in the center of County Road at corner of property now or formerly owned by George Arnold, and running thence with line of J. L. King property S. 9-45 W. 210.0 feet to a point; thence by a new line N. 77-31 E. 214.7 feet to a point; thence N. 9-45 E. 210.0 feet to a point in the road, thence along the road S. 80-35 W. 100 feet to a bend; thence continuing along the road S. 74-51 W. 115.0 feet to the beginning corner and containing one acre more or less according to a plat by Carolina Engineering Co. dated Nov. 4, 1961, and being a part of part of the same land conveyed to me by J. E. Chandler and J. R. Chandler Jr. by deed dated March 27 1931, and recorded in RMC Office in deed book Vol. 209, Page 451.

Also known as Rt. 2 Box 311, Pelzer, SC

Derivation: Deed Book 686, Page 486, From Cleve Brown to Coster Lee Brown and Willie C. Brown Dated November 20, 1961.

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

Sha Roach
(Witness)

H. McClendon
(Witness)

Coster Lee Brown

COSTER LEE BROWN

Willie C. Brown

WILLIE C. BROWN



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