

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Leroy E. Adams Pernice C. Adams Route 5 Seville Court Piedmont, S.C. 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29846	DATE 3/6/84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSAL 8/10/84	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 9-10-84
AMOUNT OF FIRST PAYMENT \$ 280.00	AMOUNT OF OTHER PAYMENTS \$ 280.00	DATE FINAL PAYMENT DUE 8/10/99	TOTAL OF PAYMENTS \$ 50400.00	AMOUNT FINANCED \$ 13620.53	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$ 60,000.00

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.

MORTGAGE OF REAL ESTATE

To secure payment of a note which I signed today promising to pay you the above Amount Financed together with a finance charge 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the northern side of Seville Court on a plat of Rockvale, Section 2, being shown and designated as Lot No. 229 A on the above mentioned plat made by J. Mac Richardson, Surveyor, dated July, 1959 recorded in the REC Office for Greenville County, S.C., in Plat Book 00, page 109, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Grantor herein by deed recorded in the REC Office for Greenville County, S.C. in Deed Book 892, page 31 and is hereby conveyed subject to rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Grantees agree to pay County of Greenville property taxes for the tax year 1973 and subsequent years. Derivation: 974, Page 792 Lindsey of S.C., Inc dated May 18, 1973.

PAYMENT OF OBLIGATIONS Also known as Route 5 Seville Court, Piedmont, S.C.
 If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

TAXES - LIENS - INSURANCE

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, 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 a finance charge at the rate set forth on the note then secured by this mortgage, if permitted by law, if not, 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.

DEFAULT

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 entire unpaid amount financed and accrued and unpaid finance charge, 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.

EXTENSIONS AND MODIFICATIONS

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.

WAIVER OF EXEMPTIONS

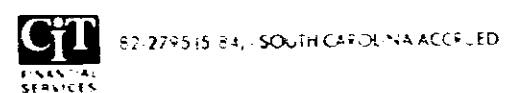
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

Urena F. Tate, Jr.
 (Witness)
Jeremy B. Jones
 (Witness)

Leroy E. Adams (LS.)
 LEROY E. ADAMS
Pernice C. Adams 8/6/84 (LS.)
 PERNICE C. ADAMS



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