

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS William R. Griffin Ronnie L. Griffin 21 Parisview Drive Travelers Rest, S.C. 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606			
LOAN NUMBER 29917	DATE 10-5-84	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-5-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 09	DATE FIRST PAYMENT DUE 11-9-84
AMOUNT OF FIRST PAYMENT \$ 250.00	AMOUNT OF OTHER PAYMENTS \$ 250.00	DATE FINAL PAYMENT DUE 10-9-94	TOTAL OF PAYMENTS \$ 30000.00	AMOUNT FINANCED \$ 13974.62	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$ 50,000.00

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 lot of land with improvements thereon situate on the northwestern side of Parisview Avenue at Travelers Rest, Bate Township, Greenville County, South Carolina being shown as Lot 90 in Plat of Sunny Acres made by J.C. Hill, August 24, 1953, revised March 1, 1954, recorded in the REC Office for Greenville County, in Plat Book "BB" at page 168 and 169.

This being the same property conveyed to William R. Griffin by Virginia G. Dixon deed dated 5th day of August 1961 and recorded in the REC Office for Greenville County recorded on 22nd day of August 1961 in Deed Book 680 at page 382.

Also known as 21 Parisview Drive, Travelers Rest, South Carolina.

PAYMENT OF OBLIGATIONS

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

John Ruffin

J. M. [Signature]

 (Witness)

William R. Griffin
 _____ (L.S.)
 WILLIAM R. GRIFFIN
Ronnie L. Griffin
 _____ (L.S.)
 RONNIE L. GRIFFIN

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