

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Mable F. Maddell 108 South Piney Street Simpsonville, S.C. 29681		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 40 Liberty Lane P.O. Box 5778 Station B Greenville, S.C. 29606	
LOAN NUMBER 29983		DATE 12/14/84	
AMOUNT OF FIRST PAYMENT \$ 248.00		AMOUNT OF OTHER PAYMENTS \$ 248.00	
DATE FINAL PAYMENT DUE 12-9-94		NUMBER OF PAYMENTS 120	
DATE FIRST PAYMENT DUE 248.00		DATE DUE EACH MONTH 08	
TOTAL OF PAYMENTS \$ 29760.00		AMOUNT FINANCED \$ 14804.92	

FILED
 GREENVILLE CO. S.C.
 DEC 10 9 53 AM '84
 DONNIE S. TANKERSLEY
 R.H. 1270 784

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 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Simpsonville, being known and designated as Lot No. 32 as shown on plat of League Estates, prepared by W. J. Riddle, dated October, 1941, and recorded in Plat Book K, at Pages 111-112 in the R.M.C. Office for Greenville County and having, according to a present survey prepared by Charles F. Webb, dated November 29, 1965, or property of Genal F. Maddell and Mable F. Maddell, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southeastern side of S. Plirey Circle, which iron pin is located 519.6 ft. northeast of U.S. Highway 276, and running thence with the southeastern side of S. Plirey Circle, N. 67-25 E., 105 ft. to an iron pin at the joint front corner of lots 37 and 38; thence with the line of lot 37, S. 19-45 E., 177.4 ft. to an iron pin; thence S. 64-50 W.,

PAYMENT OF OBLIGATIONS

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void Next Page

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.

40003

Signed, Sealed, and Delivered
 in the presence of

[Signature]

 (Witness)
[Signature]

 (Witness)

Mable F. Maddell (L.S.)

 MABLE F. MADDELL
 _____ (L.S.)

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