

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Evett, Leroy Evett, Rosella 5 Bertrand Terrace Greenville, S.C. 29615		S.C. PH '88 WERSLEY		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: P.O. BOX 2423 10 West Stone Ave. Greenville, S.C. 29602	
LOAN NUMBER 30347	DATE 12-18-80	DATE FIRST PAYMENT DUE 1-23-81	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH 23	DATE FIRST PAYMENT DUE 1-23-81
AMOUNT OF FIRST PAYMENT \$ 175.00	AMOUNT OF OTHER PAYMENTS \$ 175.00	DATE FINAL PAYMENT DUE 12-23-86	TOTAL OF PAYMENTS \$ 12,600.00	AMOUNT FINANCED \$ 7672.82	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, situated in South Carolina, County of Greenville:

All that piece, parcel or lot of land situate in the State of South Carolina County of Greenville, on the southwestern side of Bertrand Terrace, being known and designated as Lot No. 47, as shown on a plat of Revision of Section A, of Mansfield Park, made by Piedmont Engineering Service, June, 1962, and recorded in the P.W.C. Office for following metes and bounds, to wit: BEGINNING at an iron pin on the southwestern side of Bertrand Terrace, at the joint front corner of lots 47&48; thence with the common line of said Lots S. 73-00 W. 136 Ft. to an iron pin; thence running N. 32-35 W. 86.9 Ft. to an iron pin at the joint rear corner of lots 46&47; thence with the common line of said lots N. 6900 E. 160 Ft. to an iron pin on the southwestern side of Bertrand Terrace; thence with the line of said terrace S. 16-49 E. 95 Ft. to the Point of Beginning.

TO HAVE AND TO HOLD of and unto the said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required installment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing or any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

In Witness Whereof, (we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Valerie Miller
[Witness]

H. McClenahan
[Witness]

Leroy Evett (L.S.)

Rosella Evett (L.S.)

CT 02-10241 (577) - SOUTH CAROLINA
FINANCIAL SERVICES

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