

098-7021

REAL PROPERTY MORTGAGE

BOOK 1567 PAGE 919 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Butler J. Dixon Mabel Dixon 20 Skyland Drive Greenville, S.C. 29602		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station b Greenville, S.C. 29606			
LOAN NUMBER 29035	DATE 4-12-82	DATE FINANCIAL INTEREST BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 4-16-82	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 16	DATE FIRST PAYMENT DUE 5-16-82
AMOUNT OF FIRST PAYMENT \$ 52.50	AMOUNT OF OTHER PAYMENTS \$ 52.50	DATE FINAL PAYMENT DUE 4-16-86	TOTAL OF PAYMENTS \$ 2520.00	AMOUNT FINANCED \$ 1553.09	

FILED  
 APR 14 1982  
 Donnie S. Tankersley  
 RMC

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 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 the State of South Carolina, County of Greenville on the southwestern side of Skyland Drive (formerly Bates Avenue) in the City of Greenville, being known and designated as lot no. 11 on plat of Skyland Park, made by Dalton and Neves, Engineers, March 1941, recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 41, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Skyland Drive, joint front corner of lots 10 and 11, said pin being 425.6 feet in a southeasterly direction from the point where the southwest side of Skyland Drive intersects the southeastern side of Ackley Road and running thence with the southwestern side of Skyland Drive S. 36-13 E. 50 feet to an iron pin, joint corner of lots 11 and 12; thence with line of lot 12, S. 53-47 W. 170 feet to iron pin; thence N. 36-13 W. 50 feet to iron pin; thence with line of lot 10, N. 53-47 E. 170 feet to iron pin on the southwestern side of Skyland Drive, the point of beginning. This is the same property conveyed to the grantor by deed recorded in Deed Book 730 at page 299 in the R.M.C. Office for Greenville, County. Deriv? Deed Book 896, Page 344, William I. Spearman dated August 18, 1970

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

ALSO KNOWN AS 20 SKYLAND DRIVE, GREENVILLE, SOUTH CAROLINA

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

*[Signature]*  
(Witness)

*[Signature]*  
(Witness)

*[Signature]* (L.S.)  
BUTLER J. DIXON

*[Signature]* (L.S.)  
MABEL DIXON

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