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BOOK 1382 PAGE 647 ORIGINAL NE PROPERTY MORTGAGE All March NAMES AND ADDRESSES OF ALL MORTGAGORS MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. Harold L. Stephens ADDRESS: P. O. Box 2423 Rose Mary C Stepehns Greenville, S.C. 29602 6 Linda Avenue Greenville, S.C. 29607 DATE FEST PAYMENT DUE NUMBER OF LOAN NUMBER LATE FINANCE CHARGE BEGINS TO ACCRUE OF OTHER THAIL DATE OF TRANSACTION 12-8-76 11-2-76 AMOUNT FINANCED TOTAL OF PAYMENTS AMOUNT OF FIRST PAYMENT AMOUNT OF OTHER PAYMENTS DATE FINAL PAYMENT DUE 4800.00 3528.55 11-8-80 \$ 100.00 100.00

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note: of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgages, 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, shroted in South Carolina, County of ... Greenville ..... All that piece, parcel or lot of land in the State of South Carolina, County of Greenville being known and designated as Lot No. 5 on a plat of Gantt Heights, recorded in the RXC Office for Greenville County in Plat Book W at page 143 and being shown on a more recent plat entitled "Property of Harold L. Stephens and Rose Mary C Stephens" prepared by Carolina Engineering and Surveying Co., dated January 30, 1973 and having according to the more recent survey, the following metes and bounds, to wit:

Beginning at an iron pin on the southern edge of Linda Avenue at the joint front corner of Lots 4 and 5 (said iron pin being 312 feet in an easterly direction from the intersection of U.S. N Highway No. 29 and Linda Avenue), and running thence along the edge of said Avenue, SO 70-30 E., TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

- 60 feet to an iron pin. thence S. 23-0 W., 164.1 feet to an iron pin at the joint rear corner lift Mortgogor should fully pay according to its terms the indebtedness hereby secured then this mortgage should become null and wold.
- of Lots 5 and 6; thence N. 69-12 E., 59.9 feet to an iron pin; thence N. 23-0 E., 162.7 feet Mortgogor ogrees to pay the indebtedness as herein before provided.
- an iron pin on the southern edge of Linda Avenue, being the point of beginning. Mortgagar agrees to pay all taxes, Kens, assessments, obligations, prior encumbrances, and any charges which to ever against the above described real estate as they become due. Martgagar also agrees to maintain insurance in such form and amount as may be satisfedary to Mortgagee in Martgagee's favor.
- The being the same propety convyed to Harold L. Stephens and Rose Mary C. Stephens by If Montgogor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgogoe may, but is not obligated to, make seach payments or effect such insurance in Mortgagee's can name, and such payments and such expenditures for insurance shall be due and payable to Mortgogee 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
- Ollie Reid Hembree by deed dated the 8the day of February, 1973 and recorded in the RKC After Mortgagar has been in default for failure to make a required instalment 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 instalment 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 unecomed charges, shall, at the option of Mortgogée, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable afterney's fees as permitted by law.
- Office of Greenville County recorded on Feb. 9, 1973 in deed book 967 at page 106 Mortgogor and Mortgogor's spouse hereby waive all morital 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.

In Witness Whereof, (I-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

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