

REAL PROPERTY MORTGAGE

ORIGINAL

GREENVILLE CO. S. C. FILED OCT 13 10 25 AM '77 BONNIE S. TANNERSLEY REC.

NAMES AND ADDRESSES OF ALL MORTGAGORS Henry P. Beaman Sarah G. Beaman Route 1 Fountain Inn, S.C. 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 1412 PAGE 858 ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
26713	10-12-77	10-18-77	120	18	11-18-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 170.00	\$ 170.00	10-18-87	\$ 20400.00	\$ 10148.46	

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 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 tract of land lying, being and situate in the County and State aforesaid, containing six (6) acres, more or less, according to a plat and survey made by C.O. Riddle, Surveyor, in June 1968, and having according to said plat the following and distance, to-wit:

BEGINNING at an iron pin and stone, corner with lands of George E. Woods on line of land of West Virginia Pulp and Paper Company, and running thence with the joint line of said Pulp and Paper Company N. 8-51 E, 617.6 feet to an iron pin, corner on line of said Pulp and Paper Company in or near branch; thence with the branch as a line along of other land of the

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

- 2 If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
- 7 Mortgagor agrees to pay the indebtedness as herein before provided.
- 7 Mortgagor agrees to pay all taxes, liens, 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.
- 20 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 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 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 on 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.

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

Shary B. Phillips (Witness)
Ray P. Proctor (Witness)

Henry P. Beaman (LS)
Sarah G. Beaman (LS)