

REAL PROPERTY MORTGAGE

1404 TAB 203 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Alvin Ervin Kelley Bobbie J. Kelley 101 MaMakin Drive Greenville, SC 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: P. O. Box 5758, Station B 46 Liberty Lane, Pleasantburg Greenville, SC 29606	
LOAN NUMBER 27439	DATE 1-2-79	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 2-02-79
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$ 110.00	TOTAL OF PAYMENTS \$ 5280.00	DATE FIRST PAYMENT DUE 2-02-79
		DATE FIRST PAYMENT DUE 1-02-83	AMOUNT FINANCED \$ 3881.41

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 lot of land situate, lying and being on the southern side of MaMakin Drive, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 67 on Plat of Perry Property, recorded in the R.M.C. Office for Greenville County, South Carolina in plat Book "I", at page 42, and having, according to a more recent plat of "Property of Alvin Ervin Kelley and Bobbie J. Kelley", Prepared by R. B., Bruce, R.L.S., dated June 3, 1966, the following metes and bounds, to-wit:  
 Beginning at the point joint corner of Lots Nos. 67 and 68 on the southern edge of MaMakin Drive, and running thence along the southern edge of MaMakin Drive N 79-28 E. 50 feet to the southwestern corner of the intersection of MaMakin Drive and Von Hollen Drive (formerly King Street). Thence along the western edge of Von Hollen Drive S. 10-17 E. 150 feet to a point; thence

TO HAVE AND TO HOLD all and singular the real estate described above unto 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 the indebtedness as herein before provided

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.

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 30 days after such notice is sent. If Mortgagee 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 Mortgagee'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

*Henry W. Cooper*  
 (Witness)  
*Sandra Ann Snyser*  
 (Witness)

*Alvin Ervin Kelley* ..... (LS.)  
 Alvin Ervin Kelley  
*Bobbie J. Kelley* ..... (LS.)  
 Bobbie J. Kelley