

REAL PROPERTY MORTGAGE

VCL 1405 PAGE 270 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary Jones 107 Blossom Dr. Greenville, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 2423 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER 29171	DATE 05/03/79	DATE FINANCE CHARGE BEGINS TO ACCRUE 05/09/79	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 09	DATE FIRST PAYMENT DUE 06/09/79
AMOUNT OF FIRST PAYMENT \$ 122.00	AMOUNT OF OTHER PAYMENTS \$ 122.00	DATE FINAL PAYMENT DUE 05/09/86	TOTAL OF PAYMENTS \$ 10248.00	AMOUNT FINANCED \$6142.37	

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 lot of land with improvements lying on the Southern side of Blossom Drive in Gannt Township, Greenville, County, South Carolina, being shown and designated as Lot No. 134 on a Plat of Kennedy Park, made by Piedmont Engineers & Architects, dated September 28, 1964, revised on August 10, 1967, and recorded in the RMC Office for Greenville County, SC, in Plat Book JJJ, Page 179, reference to which is hereby craved for the metes and bounds thereof. THE above described property is a part of the same conveyed to the Grantor by deed of Henry C. Harding recorded in the RMC Office for Greenville County, SC, in Deed Book 755, page 244, and is hereby conveyed subject to rights of way, easements, roadways, set-back lines and restrictions of public record applicable to Kennedy Park. The Derivation is as follows Deed Book 848, Page 239, From Henry C. Harding Buildings, Inc. dated: July 11, 1968

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 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 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.

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, (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

*Diane Kirkpatrick*  
(Witness)

*Mary Jones* (L.S.)

*H. McClenor*  
(Witness)

(L.S.)



82-1024F (5-77) - SOUTH CAROLINA

4328 RV-2

0270