

REAL PROPERTY MORTGAGE

BOOK 1433 PAGE 774 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Alton Bobby Spurgeon Roberta F. Spurgeon 216 Fleetwood Drive, Greenville, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC. ADDRESS: 10 West Stone ave. Greenville, SC 29602			
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
30057	04/01/80	04/07/80	84	07	5/7/80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 106.00	\$ 106.00	04/07/87	\$ 8904.00	\$ 5043.34	

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 of 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, lying on the southern side of Fleetwood Drive, near the City of Greenville, Shown as Lot No. 56 on a Plat of Magnolia Acres, recorded in Plat Book GG at page 133 and according to said plat described as follows:

BEGINNING at an iron pin on the southern side of Fleetwood Drive at the front corner of Lot No. 55, which pin is 147 feet west of the intersection of said Drive with Cool Brook Drive and running thence with the line of Lot No. 55, S. 1-48 E., 200.7 feet to and iron pin in the line of Lot No. 70 and 69, S. 68-50 W., 109.3 feet to an iron pin in the line of Lot No. 68; thence with the lines of Lots No. 68, 67, and 66, N. 37-38 W., 59 feet to an iron pin at rear corner of Lot No. 57; thence with line of said Lot, N. 18-57 E., 213.4 feet to an iron pin in the southern side of Fleetwood Drive; thence with the curve of the southern side of said Drive S. 81-50 E., 63 feet to

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

Beverly Bennett
 (Witness)

Alton Bobby Spurgeon (LS.)

John D. Crum
 (Witness)

Roberta F. Spurgeon (LS.)



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