

GREENVILLE CO. S. C.
REAL PROPERTY MORTGAGE

BOOK 1512 PAGE 567 ORIGINAL

Aug 25 4 12 PM '80

NAMES AND ADDRESSES OF ALL MORTGAGORS Wheeler, Peggy B. Wheeler, Auther Leon 108 Sheffield Dr. Piedmont, SC 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 W Stone Ave. Greenville, SC 29602			
LOAN NUMBER 30210	DATE 8/22/80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSFER 8/27/80	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 27	DATE FIRST PAYMENT DUE 9/27/80
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$ 110.00	DATE FINAL PAYMENT DUE 8/27/87	TOTAL OF PAYMENTS \$ 9240.00	AMOUNT FINANCED \$ 5233.65	

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 certain piece, parcel or lot of land situate, lying being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northern side of Sheffield Drive, being known and designated as Lot No. 29, as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N, at page 69, reference to said plat being craved for a metes and bounds description thereof.

This Conveyance is made subject to all restrictions, easements, rights-of-way, roadways, setback lines, if any, which may affect the property hereinabove described. This being the same property conveyed to the grantor herein by deed of Janet L. Godsey, dated February 2, 1976, which deed is of record in the Office of the RMC for Greenville County, S.C. in the Deed Book 1049 at Page 877.

DERIVATION: is as follows: Deed Book 1073, Page 568, From Bert E. Brush Realty, Inc. Dated Feb 13, 1978 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

Charles G. Sude
 (Witness)

Peggy B. Wheeler (L.S.)

John A. Corum
 (Witness)

Auther Leon Wheeler (L.S.)

