



BOOK 1520 PAGE 446 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William E. McCauley Janie C. Mc Cauley 108 Oxford Street Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28304	DATE 10-6-80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION 10-10-80	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 11-10-80
AMOUNT OF FIRST PAYMENT \$168.00	AMOUNT OF OTHER PAYMENTS \$168.00	DATE FINAL PAYMENT DUE 10-10-85	TOTAL OF PAYMENTS \$ 10080.00	AMOUNT FINANCED \$ 7061.82	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville.

All that lot of land in the City and County of Greenville, State of South Carolina, being known as Lot 125 on plat of Isaqueena Park recorded in Plat Book P at Pages 130 and 131 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Oxford Street at the corner of Lot No. 121, which iron pin is situate 175 feet northeast of the intersection of Oxford Street and Dupont Drive and running thence along the southeastern side of Oxford Street, N. 58-53 E. 95 feet to an iron pin at the corner of Lot 126; thence S. 31-07 E. 205.2 feet to an iron pin in the line of Lot 124; thence S. 39-25 W. 21 feet to an iron pin at the corner of Lot 123; thence N. 50-35 W. 225 feet to the point of BEGINNING. This being the same property conveyed to the grantor herein by deed of Harold E. Thomason, Jr. dated April 17, 1961 and recorded April 17, 1961 in the RMC Office for Greenville County in Deed Book 672 at Page 71.

Derivation is as follows: Deed Book 1110, Page 148, Carl H. Gleason dated August 27, 1979.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay any loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

Clarence D. Sawyer
(Witness)

Janie C. McCauley
(Witness)

William E. McCauley (I.S.)
WILLIAM E. MCCAULEY

Janie C. McCauley (I.S.)
JANIE C. MCCAULEY