

REAL PROPERTY MORTGAGE

BOOK 1524 PAGE 826 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary Cothran Route # 2 Pelzer, S. C. 29669 GREENVILLE, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758 Station B Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF APPLICATION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28347	11-12-80	11-17-80	96	17	12-17-80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 92.00	\$ 92.00	11-17-88	\$ 8832.00	\$ 4664.56	

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 of 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 certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, in Dunklin Township, and being described as follows;

BEGINNING at a point in the center of U. S. Highway No. 25, and going to Mr. Williams (Formerly Johnny Woods) corner; running thence N. 39-30 E 210 feet to an iron pin; thence S. 30-44 E. 210 feet to an iron pin; thence S. 39-30 W. 210 feet to a point in center of U. S. Highway No. 25; thence north 30-44 W. 210 feet to the beginning corner, containing one (1.00) acre, more or less, as per survey and plat made by J. Coke Smith & Son, Dec. 5th, 1955 to which reference is hereby made, bounded on the north by Mr. Williams (Formerly Johnny Woods) and J. D. Huff, on the east by J. D. Huff; on the south by U. S. Highway No. 25; and on the west by Mr. Williams; being the same conveyed to me by J. M. Ridgeway by his deed dated March 13, 1958 and recorded in the R.M.C. Office for Greenville County in Deed Vol 595, at page 79.

This being the same property conveyed to Mary Cothran by J. M. Ridgeway by Deed dated 13th Day March 1958 and recorded in the R.M.C. Office for Greenville County recorded on 22nd Day March, 1958 in Deed Book 595 at Page 79.

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 my loan under 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

*William A. Haverstick*  
(Witness)

*Mary Cothran* (L.S.)  
MARY COTHAN

*John R. Coffey Jr*  
(Witness)

(L.S.)



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