

REAL ESTATE MORTGAGE

ORIGINAL

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|--|---------------------------------------|---|----------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGGORS Betty J. Young Route 4 Box 98 Travelers Rest, S.C. 29690 | | MORTGAGEE: CIT FINANCIAL SERVICES INC ADDRESS: Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29601 | | | |
| LOAN NUMBER 28937 | DATE 12-5-80 | DATE FINANCE CHARGE BEGINS TO ACCRUE 12-10-80 | NUMBER OF PAYMENTS 72 | DATE DUE EACH MONTH 10 | DATE FIRST PAYMENT DUE 1-10-81 |
| AMOUNT OF FIRST PAYMENT \$ 141.00 | AMOUNT OF OTHER PAYMENTS \$ 141.00 | DATE FINAL PAYMENT DUE 12-10-86 | TOTAL OF PAYMENTS \$ 10152.00 | AMOUNT FINANCED \$ 6182.10 | |

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 piece, parcel or lot of land being about two miles north of the Town of Travelers Rest, Bates Township, County of Greenville, State of South Carolina and containing approximately .9 acres according to a plat of survey made by Terry T. Dill, Reg. CE & LS, No. 104 of recent date, and being more particularly described as follows:

Beginning at an iron pin 6 ft south of right of way for Rock Quarry Road, thence S-30-12W, 224 ft to an iron pin, thence N39-00W 175 ft to an UP; thence N14-07E 213 ft to an iron pin; thence S29-00E 200 ft to an iron pin, the point of beginning. These lands are bounded on the south and east by otherlands of the grantors, and on the west by lands of Jereniah Gray and on the west by lands now or formerly of Ray Avery.

Derivation is as follows: Deed Book 1005, Page 39, Ralph M. Horne, and Sa, T. Staggs, dated August 15, 1974.

ALSO KNOWN AS: Route 4, Box 98, Travelers Rest, S.C. 29690

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 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 refinanced, 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

Clayton A. Baumgart
(Witness)

Betty Jean Young (LS)
BETTY J. YOUNG

Harold S. Young
(Witness)

(LS)

CIT FINANCIAL SERVICES INC. SOUTH CAROLINA

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