



REAL PROPERTY MORTGAGE

BOOK 1534 PAGE 587

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James T. Thackston Sarah Thackston 502 Gulliver Street Fountain Inn, S.C. 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28473	DATE 3-4-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 3-10-81	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 4-10-81
AMOUNT OF FIRST PAYMENT \$ 255.00	AMOUNT OF OTHER PAYMENTS \$ 255.00	DATE FINAL PAYMENT DUE 3-10-86	TOTAL OF PAYMENTS \$ 15300.00	AMOUNT FINANCED \$ 10260.51	

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 piece, parcel or lot of land lying and being, situate in the County and State aforesaid, Fairview Township, and in the corporate limits of the Town of Fountain Inn, on the south side of Gulliver Street with the following metes and bounds, to-wit;

BEGINNING in the center of said Gulliver Street, joint corner with lands of J. C. McKelvey running thence across an iron pin in the edge of said street S. 53-55 E. 187 feet along joint line with said J. G. McKelvey to a stake; thence S. 37-45 W. along a joint line with other lands of Charles Henry Woods 75 feet to a stake; thence N. 53-55 187 feet acrossing an iron pin in the edge of said Gulliver Street N. 41-45 E. 75 feet to the point of beginning, and bounded by other lands of Charles Henry Woods, J. G. McKelvey and said Gulliver Street. This being the same property conveyed to James T. Thackston by deed from David H. Garrett dated 10th day of December

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. 1952 and recorded in the RMC Office for Greenville County, recorded on 13th day of December 1952

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. in deed book 468 at page 327. ALSO KNOWN AS: 502 GULLIVER STREET FOUNTAIN INN, S.C.

Mortgagor agrees to pay all taxes, fees, 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

Clarence P. Dumyart (Witness)
Archie C. Taylor (Witness)

J. T. Thackston (LS.)
JAMES T. THACKSTON
Sarah N. Thackston (LS.)
SARAH THACKSTON

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