

REAL PROPERTY MORTGAGE

BOOK 1538 PAGE 457 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Harlen W. Bolding Sharon P. Bolding Route 5 Dumont Avenue Piedmont, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606	
LOAN NUMBER 28498	DATE 3-26-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IN THE MONTH OF THIS TRANSACTION 3-31-89	NUMBER OF PAYMENTS 96
AMOUNT OF FIRST PAYMENT \$ 135.00	AMOUNT OF OTHER PAYMENTS \$ 135.00	DATE FINAL PAYMENT DUE 3-31-89	DATE DUE EACH MONTH 4-30-81
		TOTAL OF PAYMENTS \$ 13056.00	DATE FIRST PAYMENT DUE 4-30-81
		AMOUNT FINANCED \$ 6895.43	

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 those lots of land with the buildings and improvements thereon, situate on the north side of Dumont Avenue, near the City of Greenville, Greenville County, State of South Carolina, being shown as the rear portion of Lots 42, 43, 58 and 59 on plat of Rockvale, Section I, made by J. Mac Richardson, Surveyor, October 25, 1958, recorded in the RMC Office for Greenville County, S.C., in Plat Book 00, page 108, and also shown as Lot 43 on an unrecorded plat of a revision of Lots 40 thru 43 and Lots 58 thru 61, Section I, Rockvale, made by Campbell & Clarkson, Surveyors Inc., dated September 9, 1970, and also known as on plat of property of Harold Dean Wilde made by Campbell & Clarkston Surveyor, Inc., dated April 28, 1971, recorded in Plat Book 4-I, page 187, in the RMC Office for Greenville, S.C. said lot fronting 100 feet along the north side of Dumont Avenue and running back to a depth of 155 feet on the east side to a depth of 155 feet on the

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever, west wise, and being 100 feet across the rear. Der: Deed Book 1016, Page 367 James L. Mitchell

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. at, at. ALSO KNOWN AS Route 5 Dumont Avenue, Piedmont, S.C. 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

David A. Sizer
(Witness)
John A. Sizer
(Witness)

Harlen W. Bolding (LS.)
HARLEN W. BOLDING
Sharon P. Bolding (LS.)
SHARON P. BOLDING