

NAMES AND ADDRESSES OF ALL MORTGAGORS Goldsmith, Archie Otto Goldsmith, Lucille Wood 24 Woodfin Ave. Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 10 West Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 30525	DATE 5-20-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 6-4-81	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 04	DATE FIRST PAYMENT DUE 7-4-81
AMOUNT OF FIRST PAYMENT \$ 210.00	AMOUNT OF OTHER PAYMENTS \$ 210.00	DATE FINAL PAYMENT DUE 6-4-91	TOTAL OF PAYMENTS \$ 37,800.00	AMOUNT FINANCED \$ 13,040.00	

**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 situate, lying and being on the northern side of Woodfin Ave., in the City of Greenville, county of Greenville, State of South Carolina, and known and designated as Lot 9 of a Subdivision of property of R.J. Williams, plat of which is recorded in the PWC Office for Greenville County in plat book F at page 263, said lot having such metes and bounds, as shown thereon. THIS property is conveyed subject to restrictions and rights of way or easements, if any, of record. THIS is the same property conveyed to grantors by B.V. Meredith, Sr. by deed recorded August 5, 1968 in deed vol. 849 page 581 of the PWC Office for Greenville County, S.C. AS a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by grantors to Carolina National Mortgage Investment Co., Inc. in the original amount of \$10,400 fec Aug 5, 1968 in mtg vol 1099 page 259 on which there is a balance due of approximately \$10,391.00. DERIVATION IS AS FOLLOWS: DEED BOOK 954, PAGE 119, from Casper C. Bolden and Beulah V. Bolden dated: October 15, 1968.

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 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

*Valerie Miller*  
(Witness)

*John S. Carum*  
(Witness)

*Archie Goldsmith* (I.S.)

*Lucille Wood Goldsmith* (I.S.)

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