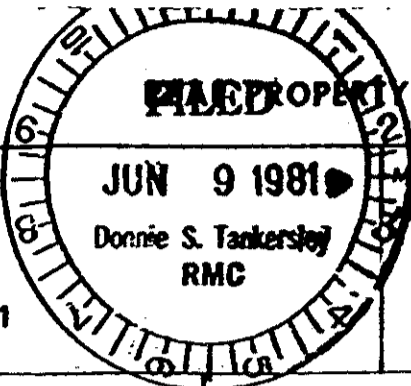


108-1001



BOOK 1543 PAGE 603 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS David H. Spearman Mary L. Spearman Route 4 Stokes Road Simpsonville, S.C. 29681		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28502	DATE 6-8-81	DATE FINANCIAL SERVICE TO ACCURE IF BORER TO 12 MONTHS OF SURRENDER	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 7-12-81
AMOUNT OF FIRST PAYMENT \$ 275.00	AMOUNT OF OTHER PAYMENTS \$ 275.00	DATE FINAL PAYMENT DUE 6-12-91	TOTAL OF PAYMENTS \$ 33000.00	AMOUNT FINANCED \$ 15262.08	

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 piece, parcel or lot of land lying and being and situate in County of \_\_\_\_\_ and State afore-said, at the Southwestern corner of the intersection of Stokes Road and Garrison Road, shown and designated as Lot No. Four (4) on plat of property of Levis L. Gilstrap, prepared by Campbell and Clarkston, Surveyors, Inc. dated April 16, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-Q, page 65, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the Southern side of Stokes Road, at the joint front corner of lots 2 and 4 and running thence along stokes road, N. 81-45 E. 160.8 feet to an iron pin; thence with the intersection of Stokes Road and Garrison Road S 29-32 E. 56.38 feet to an iron pin on the Western side of Garrison Road; thence along the Western side of Garrison Road, S. 28-21 W. 259.75 feet to an iron pin thence N. 80-49 W. 144.9 feet to an iron pin, thence along the joint line of lots 2 and 4 N. 18-56 E. 244.9 feet to the point of beginning. This being the same property which was conveyed to gran ors herein by Kenneth Hoffman Jr. and Martha E. Hoffman by deed recorded on March 30, 1973 in the R.M.C. Office for said Count. in Deed Book 971, page 400.

Derivation: Deed Book 1040, Page 343, Larry Allen Rackley, et. al. dated 7/28/76.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

ALSO KNOWN AS Route 4 Stokes Road, Simpsonville, S.C. 297618

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 any 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.

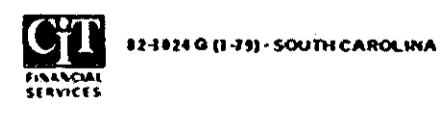
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

Sham Roach (Witness)  
David H. Spearman (L.S.)  
 DAVID H. SPEARMAN

Marie Ann Spearman (Witness)  
Mary L. Spearman (L.S.)  
 MARY L. SPEARMAN



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