

REAL PROPERTY MORTGAGE

BOOK 1549 PAGE 699

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Doyle Eugene Ames Cathie May A. Ames Route #2, Osteen Rd Piedmont, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box. 5758 Sta. B. Greenville, S. C. 9606			
LOAN NUMBER 28661	DATE 8-5-81	DATE FINISHED TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-10-84	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 10TH	DATE FIRST PAYMENT DUE 9-10-81
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 8-10-84	TOTAL OF PAYMENTS \$ 5400.00	AMOUNT FINANCED \$ 4149.11	

FILED
 GREENVILLE CO. S.D.
 AUG 11 2 51 PM '81
 DONNIE S. TANKERSLEY

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 certain tract of land in the State of South Carolina, County of Greenville, Containing 5.03 acres, more or less, as shown on a plat of property of Doyle Eugene Ames and Cathie May A. Ames dated May 20, 1977, prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County in plat book 6 D at page 77 and having, according to said plat, the following metes and bounds description, to-wit:

Beginning at an iron pin on the northern side of Osteen Road at the joint front corner of the within property and property now or formerly owned by Toby E. Looney, and running thence along the common line of said property N 10-57 E, 200.5 ft. to an iron pin; thence running with the common line of the within property and property now or formerly owned by C.N. Pittman N 53-13 W 325 ft. to an iron pin; thence running N 62-22 E 616.9 ft. to an iron pin at the joint rear corner of the within property and the property now or formerly owned by Alice Faye Ray; Thence running along the common line of said property S 5-21 E 473.4 ft to an iron pin at the rear corner of property now or formerly owned by Addie Lee Lollis; thence running along the rear line of said property S 79-18 W 146.4 ft to an iron pin; thence running S 10-28 E 223 ft. to an iron pin on the northern side of Osteen Road, the joint corner of the within property and property now or formerly owned by Addie Lee Lollis; thence running along the northern side of Osteen Road N 81-25 W 267.7 ft. to an iron pin, the point of

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

Rebecca Newell
 (Witness)
 John [Signature]
 (Witness)

Doyle Eugene Ames (LS)
 Cathie May A. Ames (LS)

CIT FINANCIAL SERVICES 82-1824 G (1-79) - SOUTH CAROLINA

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