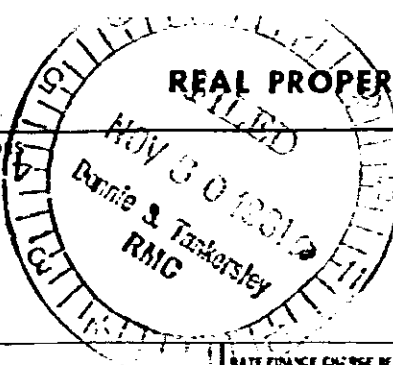


REAL PROPERTY MORTGAGE

BOOK 1558 PAGE 716 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Lester Toney Jones Margaret Cutts Jones 121 Capers Street Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5750 STA B., Liberty Ln, Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28784	11-23-81	11-27-81	84	27	12-27-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 93.00	\$ 93.00	11-27-88	\$ 7812.00	\$ 4424.82	



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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Capers Street in the City of Greenville, being the major portion of Lot 75 as shown on plat of Crescent Terrace, recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 137 and also being shown as Lot no 3 on plat of property of Thomas J. Ligon, Sr., made by J. Mac Richardson, dated June, 1948, which lot has, according to said plats, the following nets and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots 75 and 74 as shown on plat of Crescent Terrace, said point being the southwestern corner of property now or formerly of Thomas J. Ligon, Sr. and running thence along the eastern side of Capers Street N. 5-41 W. 61.7 feet to an iron pin at the corner of other property now or formerly belonging to Thomas J. Ligon; thence, with the line of said property, N. 34-3/4 E. 243.4 feet to an iron pin; thence S. 2-08 E. 60.8 feet to an iron pin, thence S. 8-19 W. 239.6 feet to the point of beginning. Derivation: Deed Book 998, Page 265, from Dora E. Cook dated May 3, 1974. Also known as 121 Capers Street, Greenville, South Carolina.

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

Sandra Ligon
 (Witness)
H. McClelland
 (Witness)

Lester Toney Jones (L.S.)
 LESTER TONEY JONES
Margaret Cutts Jones (L.S.)
 MARGARET CUTTS JONES

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