

**FIXED PROPERTY MORTGAGE**

BOOK 1565 PAGE 929 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Kevin C. Byington Barbara A. Byington 43 Westview Avenue Greenville, S.C.		DATE <b>MAR 16 1982</b> Donnie S. Tankersley RMC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station 3 Greenville, S.C. 29606	
LOAN NUMBER 29014	DATE 3-15-82	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 3-19-82	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 19	DATE FIRST PAYMENT DUE 4-19-82
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$ 125.00	DATE FINAL PAYMENT DUE 3-19-85	TOTAL OF PAYMENTS \$ 4500.00	AMOUNT FINANCED \$ 3457.59	

**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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being on the West side of Westview Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots 20 and 21, of Section B, Parkvale according to a plat thereof recorded in the R.M.C. Office for Greenville County, in Plat Book "K" at page 53, and a more recent plat prepared by Carolina Surveying Co., dated August 8, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Westview Avenue at joint front corner of Lots 19 and 20, and running thence with line of Lot 19, N. 89-00 W. 345.0 feet to the branch; thence with the branch as a line N. 36-56 E. 86.3 feet to a point; thence N. 12-04 E. 71.2 feet to an iron pin, corner of Lots 21 and 22; thence with the line of Lot 22, S. 89-00 E. 288 feet to an iron pin on the west of Westview Avenue; thence with Westview Avenue S. 4-00 W. 140 feet to the point of beginning.

Derivation: Deed Book: 1062, Page 697 Mary Holsson New dated August 16, 1977.

Also 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 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

*[Signature]*  
 \_\_\_\_\_  
 (Witness)  
*[Signature]*  
 \_\_\_\_\_  
 (Witness)

*[Signature]* (L.S.)  
 \_\_\_\_\_  
 KEVIN C. BYINGTON  
*[Signature]* (L.S.)  
 \_\_\_\_\_  
 BARBARA A. BYINGTON

**CI** FINANCIAL SERVICES  
 82-88260 (1-77) - SOUTH CAROLINA

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