

|   |                                       |   |                                    |
|---|---------------------------------------|---|------------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Harold Lee Rosemond<br>Sara Rosemond<br>315 Potomac Avenue<br>Greenville, S.C. 29605 |                                       | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.<br>ADDRESS: 46 Liberty Lane<br>P.O. Box 5758 Station B<br>Greenville, S.C. 29606 |                                    |
| LOAN NUMBER<br>29195  | DATE<br>9-21-82                       | NUMBER OF PAYMENTS<br>96  | DATE DUE EACH MONTH<br>27          |
| AMOUNT OF FIRST PAYMENT<br>\$ 235.00  | AMOUNT OF OTHER PAYMENTS<br>\$ 235.00 | TOTAL OF PAYMENTS<br>\$22560.00   | DATE FIRST PAYMENT DUE<br>10-27-82 |
|   |                                       | DATE FIRST PAYMENT DUE<br>9-27-90   | AMOUNT FINANCED<br>\$ 11299.41     |

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, State of South Carolina.

All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the southern side of Potomac Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot No. 238 according to plat of Pleasant Valley, prepared by Dalton & Heves, in April, 1946 with revisions through November, 1948, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "P", at page 92, as revised in Plat Book "P" at page 93, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Potomac Avenue at joint front corner of Lots Nos. 238 and 239, and said pin being 335 feet southwest of iron pin in the southwest corner of the intersection of Potomac Avenue with Long Hill Street, thence S. 0-08 E. 160 feet to an iron pin at joint corner of Lots Nos. 238 and 239; thence S. 89-52 W. 60 feet to an iron pin at joint corner of Lots Nos. 237 and 238 on the southern side of Potomac Avenue; thence along Potomac Avenue N. 89-52 E. 60 feet to an iron pin at joint front corner of Lots Nos. 238 and 239, the point of beginning. Derivation: Deed Book 1005, Page 852, Frances R. Childers dated August 29, 1974. Also known as 315 Potomac Avenue, Greenville, S.C. 29605

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 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]* (I.S.)  
HAROLD LEE ROSEMOND  
*[Signature]* (I.S.)  
SARA ROSEMOND



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