

REAL PROPERTY MORTGAGE

90. 1725 250 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John Wesley Woody Sr. Alva B. Woody 15 Dolphin Street Greenville, S.C.		MORTGAGEE CIT FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C.	
LOAN NUMBER 29472	DATE 8/8/83	DATE FIRST PAYMENT DUE 9/12/83	DATE DUE EACH MONTH 12
AMOUNT OF FIRST PAYMENT \$ 70.00	AMOUNT OF OTHER PAYMENTS \$ 70.00	DATE FINAL PAYMENT DUE 8/12/87	NUMBER OF PAYMENTS 48
		TOTAL OF PAYMENTS \$ 3360.00	AMOUNT FINANCED \$ 2382.98

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 situate, lying and being in Gantt Township, County of Greenville, State of South Carolina, at the Southeast Corner of Gilman Avenue and Dolphin Street, known and designated as Lot #15, Section III, on plat of Greenfields recorded in Plat Book GG, at Page 93, of the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dolphin Street at the joint front corner of Lots Nos. 15 and 16 and running thence with the eastern side of Dolphin Street N. 7-15 W. 65 feet to an iron pin; thence N. 35-50 E. 21.8 feet to an iron pin on the southern side of Gilman Avenue; thence running with the southern side of Gilman Avenue N. 78-45 E, 120.3 feet to an iron pin; thence S. 10-37 E. 89.6 feet to an iron pin; thence S. 82-45 W. 140.2 feet to an iron pin on the eastern side of Dolphin Street, the point of beginning.

Derivation: Deed Book 1062, Page 445, Ralph S. Hickey to L. L. H. Hickey dated August 12, 1977

Also known as 15 Dolphin Street, Greenville, S.C.

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 30 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

[Signature]
H. W. Miller
(Witness)

[Signature]
John Wesley Woody Sr.

JOHN WESLEY WOODY SR.

[Signature]
Alva B. Woody

ALVA B. WOODY



02 0020 02 70 SOUTH CAROLINA

056

1983