

ORIGINAL

Lender: C.I.T. Financial Services, Inc. 115 Liberty Lane Greenville, S.C.		Mortgagor: JAMES C. ALLISON 115 Liberty Lane Greenville, S.C.	
DATE	11-1-78	DATE FIRST PAYMENT DUE	1-6-79
AMOUNT OF FIRST PAYMENT	\$ 134.00	TOTAL OF PAYMENTS	\$ 11,256.00
AMOUNT OF OTHER PAYMENTS	\$ 134.00	AMOUNT FINANCED	\$ 7551.37
FINANCE CHARGE	\$ 701.63	ANNUAL PERCENTAGE RATE	14.16 %

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THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$20,000

YOU, KNOW ALL MEN, that Mortgagor (or, if more than one, to secure payment of a Promissory Note of even date from Mortgagor to C.I.T. Financial Services, Inc. (hereinafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time and to extend said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate

Greenville, S.C.
 together with all present and future improvements thereon situated in South Carolina, County of _____
 All that certain piece, parcel or lot of land in Grove Township, Oville County, South Carolina, being known and designated as Lot No. 15 on the B.W. Burdette Subdivision, located and situated on the east side of the Southern Railway Tracks, being a piece or portion of the property known as the McKenzie Tract and having the following courses and distances, to-wit: Beginning at an iron pin, center of road leading to Augusta Road, thence along line of Lot Nos. 14 N. 10-45 E. 218 feet to point on line of Sam Clark; thence along line of Sam Clark S. 89-15 W. 134 feet to corner lot No. 16; thence along line of Lot No. 16 N 7 E. 201 feet to point in dirt road leading from McKenzie house to Augusta Road; thence along side of road N 83-20 E 150 feet to point of beginning.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever
 If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all liens, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate, and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of
 [Signature]
 [Signature]

[Signature] (L.S.)
 James C. Allison
 [Signature] (L.S.)
 Louise O. Allison