

NAMES AND ADDRESSES OF ALL MORTGAGORS James R. Callahan Gayle T. Callahan 3 Ray Street Greenville, SC		MORTGAGEE C.I.T. FINANCIAL SERVICES, Inc. ADDRESS 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 26776	DATE 9-5-75	DATE FINANCE CHARGE BEGINS, OR DATE OF OTHER THAN DATE TRANSACTION 9-10-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 10-10-75
AMOUNT OF FIRST PAYMENT \$162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 9-10-80	TOTAL OF PAYMENTS \$ 9720.00	AMOUNT FINANCED \$ 7051.86	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements

thereon situated in South Carolina, County of Greenville, Beginning at an iron pin on the eastern of Ray Street at the corner of a lot heretofore conveyed to the Fortner Baptist Church, which pin is 100 feet from the southeast corner of the intersection of Ray Street and Oak Drive and running thence along the eastern side of Ray Street S. 24-49 E. 60 feet to an iron pin; thence N. 66-04 E. 168.6 feet to an iron pin on the line of property belonging to Willette Barrow; thence along her line, N. 35-51 W. 55 feet to an iron pin on the line of Fortner Baptist Church; thence along the line of that property, S. 68-09 W. 160 feet to the beginning corner. This is the same property conveyed to the grantor by deed of G.W. Bruce dated June 22, 1972 and recorded in the RMC Office for Greenville County on June 22, 1972 in DEed Book 947, at page 17.

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 taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance 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]
 (Witness)
[Signature]
 (Witness)

James R. Callahan (LS)
Gayle T. Callahan (LS)