

NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas C. Parker Mary G. Parker Route #1 Simpsonville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 9-10-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-16-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 24th	DATE FIRST PAYMENT DUE 10-24-76
AMOUNT OF FIRST PAYMENT \$ 57.00	AMOUNT OF OTHER PAYMENTS \$ 57.00	DATE FINAL PAYMENT DUE 9-16-81	TOTAL OF PAYMENTS \$ 3420.00	AMOUNT FINANCED \$ 2442.86	

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

All that certain piece, parcel or lot of land situate, lying and being in Butler Township Greenville County, State of South Carolina, shown as Lot #4 on plat of property of Rockwood Enterprises, Inc., prepared by C.O. Riddle, September 1958, recorded in the R.M.C. Office for Greenville County as Plat Book MM at Page 45, and having according thereto the following metes and bounds, to wit:

Beginning at an iron pin on the northwest side of a County Road at the joint front corner of Lots Nos. 3 and 4, and running thence along the line of said lots N. 55-53 W. 290.9 feet to an iron pin; thence along the rear of Lot #4 N. 65-23 E. 209.8 feet to an iron pin; thence along the line of Lot #5 S. 55-53 E. 270.3 feet to an iron pin; thence along the northwest side of said road S. 60-19 W. 200 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of Rockwood Enterprises, Inc., recorded in the R.M.C. Office for Greenville County in Deed Book 613 at P.20. This property is subject to the protective covenants recorded in Deed Book 608 at Page 487.

(continue)

This being the same property conveyed to Thomas C. Parker and Mary G. Parker by Frances W. Burns by deed dated 29th day April 1959 and recorded in the RMC Office for Greenville County recorded on 30th day April 1959 in Deed book 622 at page 519

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

Russell Duwall
(Witness)
John Guffey
(Witness)

Thomas C. Parker (LS)
(Thomas G. Parker)
Mary G. Parker (LS)
(Mary G. Parker)

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