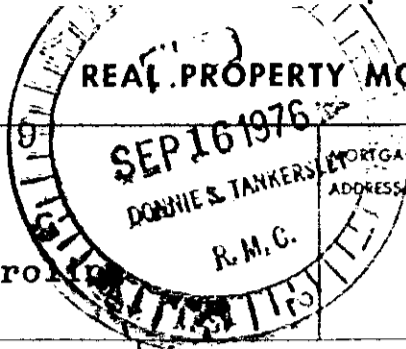


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REAL PROPERTY MORTGAGE BOOK 1377 PAGE 905 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Fred Douglas Sexton Sandra Sexton 117 Woodland Drive Fountain Inn, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES Corp. 46 Liberty Ln P. O. Box 5758 St. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 9-15-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-21-76	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 21st	DATE FIRST PAYMENT DUE 10-21-76
AMOUNT OF FIRST PAYMENT \$ 141.00	AMOUNT OF OTHER PAYMENTS \$ 141.00	DATE FINAL PAYMENT DUE 9-21-86	TOTAL OF PAYMENTS \$ 16920.00	AMOUNT FINANCED \$9952.95	

**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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville being known as Lot 14, in Plat Book EE at page 101 and having according to said plat the following metes and bounds, to-wit:  
 Beginning at an iron pin of the western side of Woodland Drive at the corner of Lot 15, and running thence N. 78-15 W. 235.5 feet to an iron pin; thence S.20-40 W.45.3 feet to an iron pin, thence along the right of way of Duke Power Company S. 60-35 feet 264 feet to an iron pin on the western side of Woodland Drive thence along said Drive N 10 E 125.6 feet to the point of beginning.  
 This being the same property conveyed to Fred Douglas Sexton by Betty Jean Wharton Kelley by Deed Dated 10th Day of May 1966 and recorded in the R.M.C. Office for Greenville County, recorded on 17th Day of May 1966 in Deed Book 798 at Page 388.

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

*Lucy A. Duval*  
(Witness)  
*Ray P. Howe*  
(Witness)

*Fred Douglas Sexton* (LS)  
( Fred Douglas Sexton )  
*Sandra Sexton* (LS)  
( Sandra Sexton )

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