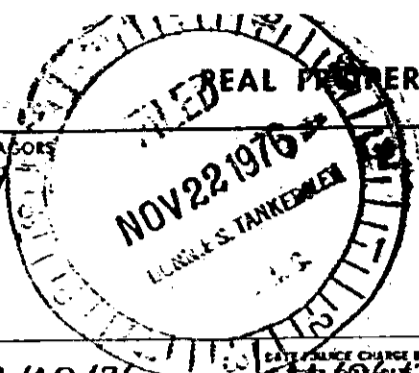


24

REAL PROPERTY MORTGAGE BOOK 1383 PAGE 537 ORIGINAL



NAMES AND ADDRESSES OF ALL MORTGAGORS
 Alvin Ervin Kelley
 Bobbie J. Kelley
 101 McMakin Dr.
 Greenville, S. C.

MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.
 ADDRESS: 46 Liberty Lane
 P. O. Box 5758 Sta. B.
 Greenville, S. C. 29606

LOAN NUMBER	DATE 11/19/76	DATE FINANCE CHARGE BEGINS TO ACCRUE 11/26/76	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 26th	DATE FIRST PAYMENT DUE 12/26/76
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	DATE FINAL PAYMENT DUE 11/26/80	TOTAL OF PAYMENTS \$ 6240.00	AMOUNT FINANCED \$ 4587.12	

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

04823V22C

ALL that piece, parcel or lot of land situate, lying and being on the southern side of McMakin Drive, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 67 on Plat of Perry Property, recorded in the R.M.C. Office for Greenville County, South Carolina in plat Book "I", at page 42, and having, according to a more recent plat of "Property of Alvin Ervin Kelley and Bobbie J. Kelly", Prepared by R. B., Bruce, R.L.S., dated June 3, 1966, the following metes and bounds, to-wit;
 BEGINNING at the point joint corner of Lots Nos 67 and 68 on the southern edge of McMakin Drive, and running thence along the southern edge of McMakin Drive N 79-28 E. 50 feet to the southwestern corner of the intersection of McMakin Drive and Von Hollen Drive (formerly King Street); thence along the western edge of Von Hollen Drive S. 10-17 E. 150 feet to a point; thence along a line of Lot No. 68 to a point of beginning.
 This being the same property conveyed to Alvin Ervin Kelley & Bobbie J. Kelley by Howell M. McAfee by deed dated 7 Day of June 1966 and recorded in the R.M.C. Office for Greenville County, recorded on 7th day of June 1966 in Deed Book 799 at Page 582.
 Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

250A

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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

Rebecca Duwall
 (Witness)
 Ray P. Duwall
 (Witness)

Alvin Ervin Kelley (LS)
 (Alvin Ervin Kelley)
 Bobbie J. Kelley (LS)
 (Bobbie J. Kelley)

0537