

REAL PROPERTY MORTGAGE

1384 383 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert E. Mathis Tina D. Mathis Route #5, Box 93 Piedmont, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 12/01/76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF 12/05/76	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 9th	DATE FIRST PAYMENT DUE 1/06/77
AMOUNT OF FIRST PAYMENT \$ 60.00	AMOUNT OF OTHER PAYMENTS \$ 60.00	DATE FINAL PAYMENT DUE 12/19/80	TOTAL OF PAYMENTS \$ 2880.00	AMOUNT FINANCED \$ 2117.13	

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

Greenville
 thereon, situated in South Carolina, County of
 Beginning at a iron pin on a road at the joint corner of Lots 46 and 45 running
 thence with the said road N47-30W 80 feet to an iron pin; thence continuing with
 said road N 82 W. 153.7 feet to an iron pin; thence continuing with said road N
 75-30W. 123 feet to an iron pin; thence continuing with said road S.68-W.96 feet
 to an iron pin; thence N 43-50 E.400 feet to an iron pin; thence N66-30E. feet to
 an iron pin; thence S. 44-50E 161 feet to an iron pin, joint corner of Lots 46
 and 45; thence S.45-10W 705 feet to the point of Beginning containing 5.03 acres
 more or less. (Approximately three acres of the above conveyance has been deeded
 to other parties, leaving approximately two acres in this conveyance).
 This being the same property conveyed to W. H. Mathis by deed of PALMETTO REALTY
 CORPORATION, dated March 8, 1949 and recorded in Office of R.M.C. for Greenville
 County, in Volume 376, page 391, dated March 15, 1949 as deed and release.

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 the indebtedness as herein before provided.

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 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 Newell
 (Witness)

Robert E. Mathis (LS.)
 (Robert E. Mathis)

Michael R. Bridges
 (Witness)

Tina D. Mathis (LS.)
 (Tina D. Mathis)