

REAL PROPERTY MORTGAGE

1986 763 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS		GREENVILLE CO. S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC	
Earle L. Riden 5 Spruce Street Greenville, S.C. 29611		JUN 5 10 55 AM '77 EDDIE S. TANKERSLEY R.M.C.		ADDRESS: P.O. BOX 2423 10 West Stone Ave. Greenville, S.C. 29602	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27448	12-30-76	12-30-76	72	30	1-30-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 126.00	\$ 126.00	12-30-82	\$ 9072.00	\$ 5808.64	

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 in Greenville County, State of South Carolina situate lying and being in Greenville Township known and designated as Lot 10, Section A, of Woodville Heights according to plat of W. J. Riddle, recorded in Plat Book L at Pages 14 and 15 and described as follows:

Beginning at an iron pin at the southeastern intersection of Spruce Street and Oak Street and running thence with the west side of Spruce Street S. 9-50 W. 166.4 feet to corner of Lot 1; thence along rear line of Lot 1 S. 73-10 W. 75.8 feet to rear corner of Lot 11; thence along common line of Lots 10 and 11 W. 9-00 W. 150 feet to pin on west side of Oak Street; thence along Oak Street N. 73-10 E. 129.8 feet to the point of beginning.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
This being the same property conveyed to Earle Lee Riden by Joseph F. Cole by deed dated the 19th day of July, 1974 and recorded in the RMC Office of Greenville County and recorded on August 6, 1974 in deed book 1004 at page 384.

Mortgagor agrees to pay 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 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

S. A. Smith
(Witness)

Earle L. Riden (LS)

J. A. Hill
(Witness)

Mrs. J. Riden (LS)



82-1024E (10-76) - SOUTH CAROLINA

4328 RV-2

0763