

REAL PROPERTY MORTGAGE

1387 203 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Howard F. Seay Margie Seay 108 Sunset Avenue Greer, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 4758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 1/10/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1/11/77	NUMBER OF PAYMENTS 12	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 2/11/77
AMOUNT OF FIRST PAYMENT \$ 82.00	AMOUNT OF OTHER PAYMENTS \$ 82.00	DATE FINAL PAYMENT DUE 1/11/83	TOTAL OF PAYMENTS \$ 5904.00	AMOUNT FINANCED \$ 3780.23	

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 parcel or lot of land, with the improvements thereon now or to be place hereon hereafter, in the City of Greer on the north side of Wilson Avenue Chick Springs Township, Greer School District 285, said State and County, and designated as Lots Nos. 16 and 17 of Grace Schiletter property as per plat thereof dated September 29, 1947, and having the following Courses and distances to-wit: Beginning at an iron pinon the north side of Wilson Avenue, Corner of Lot No. 18, and runs thence N. 16-00 W. 150 feet to a stake on the right-of-way of the southern railway; thence N 73-38 E. 100 feet to a stake; thence S. 16-00 E. 150 feet to a stake on Wilson Avenue; thence along said Avenue S. 73-58 W. 100 feet to the beginning corner.

This being the same property as was conveyed to Howard F. Seay by James A. Hart by Deed dated 8th Day March 1960 and recorded in the R.M.C. Office for Greenville County, recorded 11th Day March 1960 in Deed Book 616 at Page 94.

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 Muraw
 (Witness)
 Ray P. Howe
 (Witness)

Howard F. Seay (LS)
 (Howard F. Seay)
 Margie Seay (LS)
 (Margie Seay)