

REAL PROPERTY MORTGAGE

BOOK 1387 PAGE 877 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Curtis Thompson Margaret Thompson Route #10, Jacobs Rd Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 100 Liberty Lane ADDRESS: P. O. Box 1743 Sta. B. Greenville, S. C. 29604			
LOAN NUMBER	DATE 1/21/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 2/27/77	DATE FIRST PAYMENT DUE 2/27/77
AMOUNT OF FIRST PAYMENT \$ 120.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 1/27/80	TOTAL OF PAYMENTS \$ 4320.00	AMOUNT FINANCED \$ 3113.26	

JAN 25 1977
 C.I.T. FINANCIAL SERVICES, INC.
 GREENVILLE, S.C.

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 and lot of land in Gantt Township, County of Greenville State of South Carolina as shown on a plat, property of Sara Davis Thompson, dated October 16, 1957, by C.O. Riddle as note in the R.M.C. Office for Greenville County on Plat Book CCC, Page 112, containing 0.31 Acres, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of a Road, and running N. 43-00 W. 233.2 feet, along a line of Division to an iron pin; thence S. 38-46 W. 121.1 feet to an iron pin on line of property now or formerly owned by William Maxwell; thence S. 51-14 E. 72.5 feet to an iron pin; thence S. 51-14 E., 138.5 feet along line of Division of Lot No. 2 as shown on the plat to an iron pin TO HAVE AND TO HOLD to the 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. This being the same property conveyed to Curtis Thompson by Sara Davis Thompson by deed dated 19th Day of February, 1963 and recorded in the R.M.C. Office for Greenville County, recorded 26th Day of February, 1963 in Deed Book 717 at Page 249.

Mortgagor agrees to pay all taxes, fees, 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 Suwall
 (Witness)
 Roy P. Crowe
 (Witness)

Curtis Thompson (L.S.)
 (Curtis Thompson)
 Mrs. Margaret Thompson (L.S.)
 (Margaret Thompson)

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