

REAL PROPERTY MORTGAGE

BOOK 1397 PAGE 473 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Bessie Harris Lester Auston Bessie Harris Lester (Formerly) 115 Burns Street Greenville, S. C.					
MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29636					
LOAN NUMBER	DATE 5/11/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER BY DATE OF EXECUTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 5/17/77
AMOUNT OF FIRST PAYMENT \$112.00	AMOUNT OF OTHER PAYMENTS \$112.00	DATE FINAL PAYMENT DUE 5/17/80	TOTAL OF PAYMENTS \$4032.00	AMOUNT FINANCED \$3277.00	

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 or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of Burns Street in the City of Greenville, being shown as Lot No. 2 on Plat of property of Jim Howard made by P. B. Wilson, Jr. December 31, 1945, (being a subdivision of No. 10 of the property of R. J. Williams made R. E. Dalton in November, 1924, recorded in Plat Book F at Page 263), and described as follows: BEGINNING at a stake on the Eastern side of Burns Street 46.1 feet North from Woodfin Avenue at corner of Lot No. 1, and running thence with the line of said lot, N. 85-35 E. 103.2 feet to a stake; thence N. 3-46 W. 47.7 feet to a stake at corner of Lot No. 3; thence with line of said lot, S. 89-55 W. 110.4 feet to a stake on Burns Street; thence with the Eastern side of Burns Street, S. 12-31 E. 46.8 feet to the beginning corner. ~~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 Bessie Harris Lester by James A. Howard by deed dated 18th Day January 1946 and recorded in the Public Deed Office for Greenville County, recorded 22nd Day January 1946 in deed book 285 at Page 398. 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 Mortgagee'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 Maxwell (Witness)  
Ray P. Howe (Witness)

Bessie Harris Lester Auston (LS)  
(Bessie Harris Lester Auston) Now  
Bessie Harris Lester (LS)  
(Bessie Harris Lester (Formerly))