



ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Owen L. Raines Linda M. Raines Route #3 Honea Path, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 46 Liberty Lane P.O. Box 5758 Sta. B. Greenville, S. C. 29606		BOOK 1400 PAGE 820	
LOAN NUMBER	DATE 6/9/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN 6/15/77	NUMBER OF PAYMENTS 60	DATE DUE EACH 50th	DATE FIRST PAYMENT DUE 7/15/77
AMOUNT OF FIRST PAYMENT \$145.00	AMOUNT OF OTHER PAYMENTS \$ 145.00	DATE FINAL PAYMENT DUE 6/15/82	TOTAL OF PAYMENTS \$ 8700.00	AMOUNT FINANCED \$ 5962.65	

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 of lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 2.66 acres, more or less, as shown on plat entitled "Property of F. M. Medlock", dated January 1971, prepared by C. O. Riddle, and having according to said plat, the following metes and bounds, to-wit:
 Beginning at an iron pin in the center of intersection of S. C. Road 23-51 and S. C. Road 23-50; running thence down center line of S. C. 23-51 S 46-19 W 923.1 feet to a spike, joint corner of subject property and Lude Medlock property; running thence up joint line of said property N 8-32 W 433.7 feet to a spike in the center line of S. C. Road 23-50; running thence down said road N 77-52 E 365.1 feet and N 70-37 E 429 feet to point of beginning. This conveyance is subject to all restrictions, easements and rights-of-way which may affect the above described real estate.
 This being the same property conveyed to Owen L. Raines and Linda M. Raines by F. M. Medlock by deed dated 27th Day of October 1972 and recorded in the R.M.C. Office for Greenville County, recorded on 28th Day Oct. 1972 in Deed Book 959 at page 71.

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

 (Witness)

 (Witness)

_____ (L.S.)
 Owen L. Raines
 _____ (L.S.)
 Linda M. Raines