

REAL PROPERTY MORTGAGE BOOK 1417 PAGE 33 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James F. White Hwy 20 City Delivery Piedmont, S.C. 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 26772	DATE 11-25-77	DATE THIS CHARGE BEGINS TO ACCRUE 11-30-77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 12-30-77
AMOUNT OF FIRST PAYMENT \$ 70.00	AMOUNT OF OTHER PAYMENTS \$ 70.00	DATE FINAL PAYMENT DUE 11-30-82	TOTAL OF PAYMENTS \$ 4200.00	AMOUNT FINANCED \$ 2878.52	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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 Grove Township, Greenville County, South Carolina on the eastern side of U. S. Highway 29 and on the western side of the P & N Railway and having according to a plat of "Property of Essie M. and Jack K. Hughey", dated September 22, 1950 prepared by J. C. Hills, RLS, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of the U.S. Highway 29 and running thence S. 75-10 E. 51.8 feet to an iron pin on the western edge of the right-of-way of P. & N Rail Road thence along said right-of-way of said Railroad, S. 23-30 E. 60.02 feet to a point; thence continuing along said Railroad right-of-way, S. 32-45 E. 157.7 feet to a point; thence continuing along said right-of-way of said Railroad, S. 40-00 E. 32.6 feet to an iron pin; thence N. 85-15 W. 99.3 feet to an iron pin on the eastern edge of U.S. Highway 29; thence along the eastern edge of

TO HAVE AND TO HOLD all and singular the real estate described above unto 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.

Mortgagor agrees to pay the indebtedness as herein before provided.

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 installment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 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 installment 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 or 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, (s-he) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Sandra Simpson
(Witness)

James Frank White (LS)
James Frank White

William Henry Dwyer, Jr.
(Witness)