

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS DANIEL W. STEGALL SHIRLEY STEGALL 114 BABB ST. FOUNTAIN INN, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 2911 H. MAIN ST. ANDERSON, S.C.		DEC 6 1977 H.H.C.		800: 1417 ext 885	
LOAN NUMBER	DATE 2-1-77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 4	DATE DUE EACH MONTH 5	DATE FIRST PAYMENT DUE 1-5-77		
AMOUNT OF FIRST PAYMENT \$ 95.00	AMOUNT OF OTHER PAYMENTS \$ 95.00	DATE FINAL PAYMENT DUE 12-5-77	TOTAL OF PAYMENTS \$ 232.00	AMOUNT FINANCED \$ 1931.00			

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled Shirley W. Stegall and Daniel W. Stegall prepared by C. O. Riddle dated September 29, 1976 and recorded in the REC Office for Greenville County in Plat Book 5 W at Page 93 and having according to said plat having the following metes and bounds, to wit:

beginning at an iron pin on the northwestern side of Rabb Street at its intersection with Crescent Circle W. 1-00 W. 211.3 feet to an iron pin at the corner of property S. 86-26 W. 93.1 feet to an iron pin at the corner of property of W. P. Fowler; running thence along the line of said property S. 0-40 W. 216.6 feet to an iron pin on the northern side of Rabb Street running thence with the northern side of Rabb Street n. 85-03 W. 94.25 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

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 the Grantor by deed of John G. Stoddard and Alta G. Stoddard if Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Recorded plat July 20, 1976 in the REC Office for Greenville County in Deed Book 1030 at Page 835. Mortgagor agrees to pay all taxes, assessments, obligations, prior encumbrances, and any charges whatsoever on 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 its favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as if secured by a mortgage, but is not obligated to, make such payments or effect insurance 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 if secured by a mortgage.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due and payable.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage heretofore or hereafter recorded against 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

Alta Stoddard
(Witness)

Daniel W. Stegall (LS)

Janet Curry
(Witness)

Shirley W. Stegall (LS)