

REAL PROPERTY MORTGAGE BOOK 1418 PAGE 808 ORIGINAL

|  |                                       |  |                                 |                               |                                   |
|--|---------------------------------------|--|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>W. C. Holden<br>Donnie Mae Holden<br>203 Vintage Avenue<br>Greenville, S.C. |                                       | MORTGAGEE CIT FINANCIAL SERVICES, INC.<br>ADDRESS 46 Liberty Lane<br>P.O. Box 5758 Station B<br>Greenville, S.C. 29606 |                                 |                               |                                   |
| LOAN NUMBER<br>26835   | DATE<br>12-14-77                      | DATE FIRST PAYMENT DUE<br>12-19-77   | NUMBER OF PAYMENTS<br>60        | DATE DUE EACH MONTH           | DATE FIRST PAYMENT DUE<br>1-19-78 |
| AMOUNT OF FIRST PAYMENT<br>\$ 135.00   | AMOUNT OF OTHER PAYMENTS<br>\$ 135.00 | DATE FINAL PAYMENT DUE<br>12-19-82   | TOTAL OF PAYMENTS<br>\$ 8100.00 | AMOUNT FINANCED<br>\$ 5551.44 |                                   |

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 of 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 lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #21, Block C section #2 on Plat of East Highland Estate, recorded in the R.M.C. Office for Greenville County in Plat Book K, Page 44, and having according to a recent survey made May 1956 by R.W. Dalton, such mete and bounds, courses, and distance, as shown thereon.

This being the same property conveyed to William Cleveland Holden by John H. Adcock by deed dated 25th day May 1956 and recorded in the R.M. C. Office for Greenville County on 30th day May 1956 in deed book 553 at page 433.

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, 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 with 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 Mortgagee has been in default for failure to make a required installment for 30 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 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

Sandra Simpson  
Ray P. Brown

William Cleveland Holden (RSJ)  
W.C. Holden  
Donnie Mae Holden (RSJ)  
Donnie Mae Holden