

NAMES AND ADDRESSES OF ALL MORTGAGORS Haskell T. Payne Lot 50 Greer Mill Village Greer, S.C.		MORTGAGEE: CIT FINANCIAL SERVICES INC 146 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 26854	DATE 12-27-77	DATE FIRST PAYMENT DUE 2-3-78	DATE DUE EACH MONTH 3
AMOUNT OF FIRST PAYMENT \$ 82.50	AMOUNT OF OTHER PAYMENTS \$ 82.50	TOTAL OF PAYMENTS \$ 4920.00	AMOUNT FINANCED \$ 3371.98

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

hereon, situated in South Carolina, County of Greenville  
 All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being in the State of South Carolina County of Greenville, Chick Springs Township, in the City of Greer being designated as Lot No. 50 on a plat of property entitled 'Subdivision of Greer Mill Village for J. P. Stevens & Co., Inc. made by Dalton & Neeves, Surveyors dated January 1951, recorded in Plat Book Y, pages 138 and 139 R.M.C. Office for Greenville County, This lot is also known as No. 28 Robinson Street and fronts thereon 72 feet. See plat and record thereon for a more complete and detailed description of this lot of land. Also All those other parcels or lots of land situated and being in 'O'Neal Township, Greenville County, State of South Carolina, lying and on the south side 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, 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 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 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, (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

*Sandy Simpson*  
 (Witness)  
*Ray Payne*  
 (Witness)

*Haskell T. Payne* (Mortgagor)  
 Haskell T. Payne (Mortgagor)