

REAL PROPERTY MORTGAGE

1422 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Willie C. Chapman Beatrice Chapman 27 Doe Street Greenville, S.C. 29618		MORTGAGEE: CIT FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER	DATE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH
26914	2-8-78	72	14
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	TOTAL OF PAYMENTS	DATE FIRST PAYMENT DUE
\$ 128.00	\$ 128.00	\$ 9216.00	3-14-78
	DATE FINAL PAYMENT DUE		AMOUNT FINANCED
	2-14-84		\$ 5900.84

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 lot of land in Greenville County, State of South Carolina on the Northern side of Die Street, in the City of Greenville (formerly West Greenville), being shown as lot No. 5 on plat of property of Minnie B. Christopher made by Pickell & Pickell, on July 6, 1948, recorded in Plat Book "U" at page 113, and having such metes and bounds as shown thereon. Being the same property conveyed to the Grantor by deed recorded in Deed Book 502, page 472. This being the property conveyed to Willie C. and Beatrice Chapman by J. A. & Elizabeth C. Hendrix by deed dated 29th Day August 1968 and recorded in the R.M.C. Office for Greenville County recorded on 16 Day September 1968 in Deed Book 352 at page 354.

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 instalment for 30 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

Sandra Simpson
 (Witness)
Joseph W. Cape
 (Witness)

Willie C. Chapman (LS)
 Willie C. Chapman
Beatrice Chapman (LS)
 Beatrice Chapman

0937