

REAL PROPERTY MORTGAGE

BOOK 1429 PAGE 520

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Leonard H. Reece, Jr. Betty D. Reece 5 Sylvania Drive Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSFER	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27031	4-19-78	4-21-78	60	24	5-24-78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 145.00	\$ 145.00	4-24-83	\$ 8700.00	\$ 5962.55	

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, with all improvements thereon, lying and being in the state of South Carolina, County of Greenville, near the City of Greenville, and known and designated as Lot No. 14 on the northern side of Sylvania Drive, of as Lot No. 14 on the northern side of Sylvania Drive, of a subdivision known as Dogwood Terrace, as shown on a plat prepared by J. Mac Richardson, Engineer dated May 1960, and recorded in the RMC Office for Greenville County in Plat Book UU at Page 5, and according to said plat having the following metes and bounds to-wit: BEGINNING at an iron pin on the northern side of Sylvania Drive, the joint front corner of Lots 14 and 16, and running thence along the line of these lots N. 56-40 E 149.4 feet to an iron pin in the line of lot #15; running thence N. 33-02 W. 100 feet to an iron pin at the joint rear corner of Lots #14 and #12; running thence S. 56-40 E 140.9 feet to an iron pin on the northern side of Sylvania Drive running thence along the northern side of Sylvania Drive, S. 32-42 E 100 feet to an iron

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 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 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
(Witness)

Leonard H. Reece Jr. (LS)
Leonard H. Reece Jr.
Betty D. Reece (LS)
Betty D. Reece

Larry W. [Signature]
(Witness)

CIT FINANCIAL SERVICES

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