

JUN 22 1978

REAL PROPERTY MORTGAGE BOOK 1435 PAGE 957 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joann Hudson paxton (formerly) Joann Hudson Cheek (now) 204 Richardson Rd. Simpsonville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27134	DATE 6-21-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER BY DATE OF TRANSACTION 6-21-78	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 21	DATE FIRST PAYMENT DUE 7-21-78
AMOUNT OF FIRST PAYMENT \$ 75.00	AMOUNT OF OTHER PAYMENTS \$ 75.00	DATE FINAL PAYMENT DUE 6-21-82	TOTAL OF PAYMENTS \$ 3600.00	AMOUNT FINANCED \$ 2646.41	

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 piece, parcel or lot of land situate; lying and being in the county of Greenville, State of South Carolina in Fairview Township, near the City of Simpsonville, S.C., being on the north side of Richardson Street and having, according to a plat of the estate of Mrs. Bessie H. Richardson prepared by C.O. Riddle, January, 1960, said plat being record in the R.M.C. Office for Greenville County in Plat Book TT at page 129, the following metes and bounds, to-wit: Beginning at an iron pin on the north side of Richardson Street at the joint front corner of Lots 4 and 5 and running thence with the joint line of lot No. 4 N.13-49 W. 143.9 feet to an iron pin; thence S.75-59 W.106.4 feet to an iron pin thence with the joint of Tract No. 6N.14-26W. 143.5 feet to an iron pin on the north side of Richardson Street; thence with the north side of Richardson Street

N. 76-11 E. 105 feet to an iron pin at the point of beginning. This is the same property inherited by the Grantor herein by will of Bessie H. Richardson

recorded in the Office of the Probate Court for Greenville, County in Apartment 710, File 12.

After Mortgagor has been in default for failure to make a required instalment 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 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)

Larry W. [Signature] (Witness)

Joann Hudson Paxton (LS)
Joann Hudson Cheek (LS)

Joann Hudson Paxton (formerly)
Joann Hudson Cheek (now)

9957

4328 RV-2