

REAL PROPERTY MORTGAGE

BOOK 1440 PAGE 266 ORIGINAL

FILED
AUG 3 1978
RECORDED

NAMES AND ADDRESSES OF ALL MORTGAGORS James C. Bolin Margaret K. Bolin 209 Bethel Drive Mauldin, S.C. 29662		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27195	DATE 8-2-78	DATE FINANCE CHARGE BEGINS TO ACCRUE 8-2-78	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 2	DATE FIRST PAYMENT DUE 9-2-78
AMOUNT OF FIRST PAYMENT \$ 139.00	AMOUNT OF OTHER PAYMENTS \$ 139.00	DATE FINAL PAYMENT DUE 8-2-86	TOTAL OF PAYMENTS \$ 13344.00	AMOUNT FINANCED \$ 7501.85	

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 together with building and improvements situate, lying and being at the Northwestern corner of the intersection of Bethel Drive with North Golden Strip Drive near the Town of Mauldin, Austin Township, Greenville, County, South Carolina, being shown and designated as Lot No 1 on a Plat of the Property of William R. Timmons, jr. made by C.O. Riddle, Engineer, in Plat Book BBB page 15, reference to which is hereby craved for the metes and bounds thereof. The above property is the same conveyed to the Grantor by deed of H.L. Riddle and Eloise B. Riddle recorded in Deed Book 809, page 284 and is hereby conveyed subject to right of way easements conditions public record and restrictive covenants reserved on plats and other instruments of public record

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever and actually existing on the ground affecting said property, the grantees agree to pay Greenville County property taxes for the tax year 1971 and subsequent years.

Mortgagor agrees to pay the indebtedness as herein before provided.
 Derivation is as follows: Deed book 904, page 268 Ronald L. Norris 12-9-70.
 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 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

Phil [Signature]
 (Witness)
Loy [Signature]
 (Witness)

James C. Bolin (L.S.)
 James C. Bolin
 Margaret K. Bolin (L.S.)
 Margaret K. Bolin