

REAL PROPERTY MORTGAGE

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ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS George H. Smith Jr. Josephine Smith 204 Shadecrest 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 27216	DATE 8-11-78	DATE FIRST PAYMENT DUE 9-11-78	DATE DUE EACH MONTH
AMOUNT OF FIRST PAYMENT \$ 146.00	AMOUNT OF OTHER PAYMENTS \$ 146.00	DATE FINAL PAYMENT DUE 8-11-85	TOTAL OF PAYMENTS \$ 12264.00
		AMOUNT FINANCED \$ 7350.70	

AUG 14 1978
 CORNIE S. TANKERSLEY

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 located in the County of Greenville State of South Carolina and being known and designated as Lot No 53 according to a plat entitled Hills borough Subdivision, Section I, said plat being dated April 28, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book WWV at page 56 and being more particularly described according to a more recent plat entitled Property of George H. Smith Jr. and Josephine Smith by Webb Surveying and Mapping Co., dated April 11, 1974, as follows: Beginning at a point on the southern side of Shadecrest Drive as the joint front corner of Lots 52 and 53 and running thence with the line of Lot 52, S.30-45 W. 143.3 feet to a point in the rear corner of Lots 52 and 53; thence N.61-10 W.63.3 feet to an iron pin at the joint corner of lots 54 and 53 thence with the line of lot 54, N.4-13 E. 148 feet to an iron pin on the southern side of Shadecrest Drive;

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 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)
Gay W. Cape
 (Witness)

George H. Smith, Jr. (L.S.)
 George H. Smith, Jr.
Josephine Smith (L.S.)
 Josephine Smith

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