

FILED
REAL PROPERTY MORTGAGE BOOK **1444** PAGE **433** ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James W. Sauls Betty M. Sauls 506 Agewood Drive Simpsonville, S.C. 29681		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 TRANSMISSION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27263	9-13-78	9-13-78	72	13	10-13-78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 100.00	\$ 100.00	9-13-84	\$ 7200.00	\$ 4610.03	

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 with the buildings and improvements thereon situate on the west side of Agewood Drive in the Town of Simpsonville, Austin Township Greenville County, South Carolina, being shown as Lot 424, Section V, Sheet One on plat of Westwood Subdivision made by Piedmont Engineers and Architect, November 28, 1972, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-X Page 62 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the west side of Agewood Drive at the joint corner of Lots 423 and 424 and runs thence along the line of Lot 423 N. 85-12 W 140 feet to an iron pin; thence N 4-48 E. 86 feet to an iron pin; thence along the line of 425 S 85-12 E 140 feet to an iron pin on the west side of Agewood

Drive; thence along Agewood Drive S 4-48 W. 86 feet to the beginning corner, thence 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.
 conveyance is subject to all restrictions, zoning ordinance, easements and rights

of way or record affecting the above described property. The grantee are to pay 1974 taxes. Derivation is as follows: Deed Book 1006, Page 768, - Builders & Developers Inc., 9-16-74.

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.

Developers Inc., 9-16-74.

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

Sandra Surpren
 (Witness)
Gay W. Cop
 (Witness)

James W. Sauls (L.S.)
 James W. Sauls
Betty M. Sauls (L.S.)
 Betty M. Sauls