

REAL PROPERTY MORTGAGE

BOOK 1453 PAGE 41 ORIGINAL

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|--|---------------------------------------|--|----------------------------------|-------------------------------|------------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Paul M. Decrescenzo Sylvia P. Decrescenzo 203 Anglewood Drive Simpsonville, SC 29681 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Ave. Greenville, SC 29602 | | | |
| LOAN NUMBER 28947 | DATE 12/15/78 | DATE FINANCE CHARGE BEGINS TO ACCRUE 12/20/78 | NUMBER OF PAYMENTS 84 | DATE DUE EACH MONTH 20 | DATE FIRST PAYMENT DUE 01/20/79 |
| AMOUNT OF FIRST PAYMENT \$ 154.00 | AMOUNT OF OTHER PAYMENTS \$ 154.00 | DATE FINAL PAYMENT DUE 12/20/85 | TOTAL OF PAYMENTS \$ 12936.00 | AMOUNT FINANCED \$ 8097.89 | |

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 south side of Anglewood Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina being shown as Lot 168 on Plat of Section II, Sheet No. 2, of Westwood Subdivision, recorded in the REC Office for Greenville, S.C. in Plat Book 4-F, Page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Anglewood Drive at the joint corner of Lots 168 and 169 and runs thence along the line of Lot 169 S. 32-14 E. 166.4 feet to an iron pin in the center of a creek; thence along the center of said creek, the traverse line being N. 62-16 E. 90.3 feet to an iron pin in the center of said creek; thence along the line of Lot 167 N. 32-14 W. 173.5 feet to an iron pin on the south side of Anglewood Drive; thence along Anglewood 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 permitted by law.

Mortgagor and Mortgagee's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

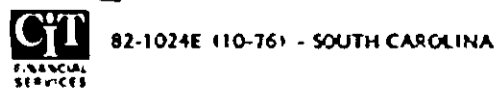
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Beverly Smith (Witness)
S. O. C. I. (Witness)

Paul M. Decrescenzo (LS)
Sylvia P. Decrescenzo (LS)



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