

REAL PROPERTY MORTGAGE

BOOK 1404 PAGE 800

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert B. Wham Jr. Martha A. Wham 409 Parkens Mill Road Greenville, S.C. 29607		MORTGAGEE C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 27443	DATE 1-05-79	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 05
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	TOTAL OF PAYMENTS \$ 10220.00	DATE FIRST PAYMENT DUE 2-05-79
			AMOUNT FINANCED \$ 6646.15

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 of 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 situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the southeast side of Parkens Mill Road in the City of Greenville, in the County and State aforesaid, being as Lot No. 4, Block E, Section 2 on plat of East Highlands Estate made by Dalton & Neves, Engineers May, 1940, recorded in the RMC Office for Greenville County, S.C. in Plat Book "K", at page 44, and having according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the southeast side of Parkens Mill Road, at joint corner of Lots 4 and 5 of Block E and running thence with the line of Lot 5, S. 47-13 E. 177 feet to an iron pin; thence N. 51-06 E. 51.4 feet to an iron pin on the southwest edge of a five foot strip of land reserved for utilities thence along the southwest edge of said strip of land reserved for utilities N. 54-37 E. 177.3 feet to an iron pin on the

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 southeast side of Parkens Mill Road; thence with the southeast side of Parkens Mill Road S. 31-06 E. 70 feet to the beginning corner. Derivation is as follows: Deed Book 771, Page 313 - Phillip N. Brownstein, Federal Housing Commissioner 4/16/65
 Mortgagee agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee 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 name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, shall bear interest at the highest legal rate, first priority to be paid, shall be a lien hereon 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 payment for 30 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 fails 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 payment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance and credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagee agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as 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

Kathy Roland
 (Witness)
 Gay W. Cap
 (Witness)

X Robert B. Wham Jr.
 Robert B. Wham, Jr. (L.S.)
 Martha B. Wham
 Martha B. Wham (L.S.)