

FILED
GREENVILLE REAL PROPERTY MORTGAGE 12101 THE 700 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Charles Dotson Jennie Dotson 16 Maudie St. Greenville, SC 29605		MORTGAGEE CIT FINANCIAL SERVICES INC ADDRESS: 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER 29023	DATE 02/02/79	INTEREST RATE 12%	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 03/09/79	DATE FIRST PAYMENT DUE 03/09/79
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$ 125.00	DATE FINAL PAYMENT DUE 02/02/79	TOTAL OF PAYMENTS \$ 7500.00	AMOUNT FINANCED \$ 5160.22	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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 situate, lying and being near the city of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 6 as shown on a plat prepared by J.C. Hill, IS, dated February 12, 1960, entitled "Property of Otis Davis," recorded in the P.M.C. Office for Greenville, County in Plat Book 77 at page 101, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Maudie Street at the joint front corner of lots Nos. 5 and 7, and running thence with the line of Lot No. 7 N. 35-55 W. 120 feet to the subdivision property line; thence with the subdivision property line S. 54-05 W. 65 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line

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.

Mortgagee agrees to pay the indebtedness as herein before provided

Mortgagor agrees to pay all taxes, fees, 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 adequate 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 and bear interest at the highest legal rate in the State of South Carolina which shall be a lien in favor of Mortgagee on the above described real estate and may be enforced and collected in the same manner as the debt hereby secured.

After Mortgagor has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 10 days after such notice is sent to Mortgagor and, upon the cure of 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 installment by failing to make payment when due, or if the prospect of payment, performance, or restoration of condition is significantly impaired, the entire balance and accrued and unpaid charges shall, at the option of Mortgagee, become due and payable without notice or demand. Mortgagor agrees to pay all expenses incurred in reporting on and securing 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, they have set their own hands and seals the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

Diana K. Kistner
 (Witness)

H. McClellan
 (Witness)

Charles Dotson (LS)

Jennie Dotson (LS)



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