

**REAL PROPERTY MORTGAGE**

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ORIGINAL

|  |                                       |   |                                   |   |                                   |
|--|---------------------------------------|---|-----------------------------------|---|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>R. C. O'Shields<br>Brenda F. O'Shields<br>Route 2, Neely Road<br>Piedmont, South Carolina |                                       | DON REAL PROPERTY MORTGAGE<br>R.M.C.<br><b>FILED</b><br>MAR 28 1979<br>AM 7 28 53 PM 10 11 12 1 2 3 4 5 6 |                                   | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.<br>ADDRESS: P. O. Box 5758 Sta. B<br>46 Liberty Lane<br>Greenville, South Carolina 29606 |                                   |
| LOAN NUMBER  | DATE<br>3-26-79                       | DATE FINANCE CHARGE BEGINS TO ACCRUE<br>IF OTHER THAN DATE OF TRANSACTION<br>3-30-79                      | NUMBER OF PAYMENTS<br>120         | DATE DUE EACH MONTH<br>30   | DATE FIRST PAYMENT DUE<br>4-30-79 |
| AMOUNT OF FIRST PAYMENT<br>\$ 162.00   | AMOUNT OF OTHER PAYMENTS<br>\$ 162.00 | DATE FINAL PAYMENT DUE<br>3-30-89   | TOTAL OF PAYMENTS<br>\$ 19,440.00 | AMOUNT FINANCED<br>\$ 10,041.23   |                                   |

**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 situate in Oaklawn Township, Greenville County, State of South Carolina, containing Twelve and Ninety four one-hundred Acres (12.94) more or less, according to plat of John C. Smith, Registered Land Surveyor.

This piece, parcel of land being the residue or remainder of the land conveyed to Grantor by deed of J.T. Bennett, dated October 1st 1934, of record in the Office of Register of Mense Conveyance for Greenville County, South Carolina in Vol. 171 at page 188, reference thereto will furnish further details.

Derivation is as follows: Deed Book 678, Page 90, From N. W. Neely Dated July 14, 1961.

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

*Susan P. Davis*  
(Witness)

*John R. Guffey Jr*  
(Witness)

*R. C. O'Shields* (LS.)  
R. C. O'Shields

*Brenda F. O'Shields* (LS.)  
Brenda F. O'Shields