

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS PAUL D. & SALLY M. SHENSON 207 Aberdare Lane Greenville, SC 29605		GREENVILLE CO. S. C. FILED APR 26 11 36 AM '79 DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 2423 Greenville, SC 29602	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
29160	04/25/79	05/01/79	120	01	06/01/79
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 370.00	\$ 370.00	05/01/79	\$ 44400.00	\$ 22087.83	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors 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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the South-westerly side of Aberdare Lane, being known and designated as Lot No. 32 on plat of Kingsgate as re in the R.M.C. Office for Greenville County, S.C. in Plat Book WWW, at page 44 and having, according to said plat, the following metes and bounds, as shown thereon. BEGINNING at an iron pin on the Southwesterly side of Aberdare Lane, said pin being the joint front corner of Lots 31 and 32 and running thence with the common line of said lots, South Fifty-one degrees Forth-four minutes West one Hundred fifty-seven (157') feet to an iron pin, joint rear corner of Lots 31 and 32, Thence North Thirty-eight degrees Sixteen minutes West, One hundred thirty-five (135') feet to an iron pin, the joint rear corner of Lots 32 and 33; thence with the common line of said lots, North Fifty-one degrees Forth-four minutes East, One Hundred fifty-seven (157') 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.

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 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Diane Kirkpatrick
(Witness)

Paul D. Shenson (LS.)

[Signature]
(Witness)

Sally M. Shenson (LS.)



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