

REAL PROPERTY MORTGAGE

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FILED

NAMES AND ADDRESSES OF ALL MORTGAGORS ELZA M. COOK MYRTLE COOK Rt. 2, Box 354 Greenville, SC 29605		GREENVILLE CO. S. C. MAY 16 4 59 PM '79 JONNIE 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 CHARGES BEGINS TO ACCRUE IF OTHER DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
29186	05/15/79	05/21/79	60	21	06/21/79
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 97.00	\$ 97.00	05/21/84	\$ 5,820.00	\$ 3819.89	

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
 An undivided one-half interest in and to that certain piece, parcel or lot of land, situate, lying and being in Gantt Township, Greenville County, South Carolina, shown and designated as Lot No. 20 according to a plat of property of Albert Taylor, prepared by Terry T. Dill, October 15, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book HH at Page 173, and having according to said plat the following metes and bound, to-wit: BEGINNING at an iron pin on the south side of the White Horse Road Extension, at the joint front corner of Lots 20 and 21, and running thence along the joint line of said lots, S. 4-16 E. 140 feet to an iron pin, joint rear corner of Lots 16, 17, 20 and 21; thence along the joint rear line of lots 17 and 21, S. 83-43 W. 75 feet to an iron pin, joint rear corner of lots 17, 18, 19 and 20, thence along the joint line of lots 19 and 20, N. 2-47 W. 123 feet to an iron pin on the south side of White Horse Road Extension; thence along the south side of White Horse Road Extension N. 70-123.75 feet to the point of beginning. THE ABOVE described property is the

TO HAVE AND TO HOLD of and singular the real estate described above unto said Mortgagee, its successors and assigns to have.

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.

Mortgagee 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.

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)

Elza M Cook (LS)

H. McClellan
 (Witness)

Myrtle Cook (LS)

CIT FINANCIAL SERVICES
 82-1024F (5-77) - SOUTH CAROLINA

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