

NAMES AND ADDRESSES OF ALL MORTGAGORS: GREENVILLE 00. S. C. FREDERICK STONE JUN 15 2 00 PM '79 BRENDA STONE 6 FLORENCE AVE. DONNIE S. TANKERSLEY GREENVILLE, SC 29609 R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: BPO. Box 2423 Greenville, SC 29602			
LOAN NUMBER 29234	DATE 06/12/79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSFER 06/12/79	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 07/12/79
AMOUNT OF FIRST PAYMENT \$ 154.00	AMOUNT OF OTHER PAYMENTS \$ 154.00	DATE FINAL PAYMENT DUE 07/12/85	TOTAL OF PAYMENTS \$ 11088.00	AMOUNT FINANCED \$ 6752.08	

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 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 peice, parcel of lot of land in Greenville Township, Greenville County, State of South Carolina, near the city of Greenville, being known and designated as Lots Nos. 39 and 40, of the Subdivision known as "Oaklawn" as shown on plat thereof in the R.M.C. Office for Greenville County in Plat Book E. at page 273, said lots fronting 25 feet each on the north side of Florence Avenue, with a depth in parallel lines of 112 feet, more or less. THE above described lot is shown on the Township Block Book at Sheet Number 151, Block 4, Lot Number 14. THIS being the same property conveyed to Grantors' intestate by deed dated October 24, 1973 and recorded in the R.M.C. Office for said County and State in Deed Volume 986 at Page 716. THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: Deed of Linda Harn Tyler and Mary Dale Phillips, recorded herewith.

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.

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)

Frederick Stone (LS)

McClendon
 (Witness)

Brenda Stone (LS)