

REAL PROPERTY MORTGAGE Vol. 1475 PAGE 450 ORIGINAL
GREENVILLE CO. S. C.

NAMES AND ADDRESSES OF ALL MORTGAGORS WILLIAM ROBERT JONES MARGARET J. JONES 301 CROSBY CIR. GREENVILLE, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 2423 Greenville, SC 29602	
LOAN NUMBER 29701	DATE 07/27/79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 08/27/79	NUMBER OF PAYMENTS 84
AMOUNT OF FIRST PAYMENT \$ 124.00	AMOUNT OF OTHER PAYMENTS \$ 124.00	DATE FIRST PAYMENT DUE 07/27/86	DATE DUE EACH MONTH 27
		TOTAL OF PAYMENTS \$ 10416.00	DATE FIRST PAYMENT DUE 08/27/79
			AMOUNT FINANCED \$ 5899.76

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 155, as shown on a plat of the subdivision of Paramount Park, recorded in the R.M.C. Office for Greenville, County in Plat Book N. at Page 57. The Derivation is as follows: Deed Book 988, Page 392, From Prentis C. Thomas dated November 16, 1973.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagee 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. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagee 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 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 Mortgagee has been in default for failure to make a required installment for 10 days or more, Mortgagee may give notice to Mortgagee of his right to cure such default within 20 days after such notice is sent. If Mortgagee shall fail to cure such default in the manner stated in such notice, or if Mortgagee 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 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. Mortgagee agrees to pay all expenses incurred in realizing on any security 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 Mortgagee 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)

William Robert Jones (L.S.)

[Signature]
(Witness)

Margaret B. Jones (L.S.)