

DONNIE SEAN PROPERTY MORTGAGE
R.M.C.

BOOK 1400 PAGE 795

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert B. Wham Jr. Martha B. Wham 409 Parkens Mill Road Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606				
LOAN NUMBER 27789		DATE 9-13-79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-13-79	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 13	DATE FIRST PAYMENT DUE 10-13-79
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 9-13-87	TOTAL OF PAYMENTS \$ 14400.00	AMOUNT FINANCED \$ 8095.52		

FILED
SEP 14 1979
AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

0795

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

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the southeast side of Parkins Mill Road in the City of Greenville, in the County and State aforesaid, being as Lot No. 4, Block E, Section 2 on plat of East Highlands Estate made by Dalton & Neves, Engineers May, 1940 recorded in the RMC Office for Greenville County, S.C. in Plat Book "K", at page 44, and having according to said plat, the following metes and bounds, to-wit. Beginning at an iron pin on the southeast side of Parkins Mill Road, at joint corner of Lots 4 and 5 of Block E and running thence with the line of Lot 5, S. 57-13 E. 177 feet to an iron pin; thence N. 31-06 E. 61.4 feet to an iron pin on the southwest edge of a five foot strip of land reserved for utilities thence along the south west edge of said strip of land reserved for utilities N. 54-37 W. 177.3 feet to an iron pin on the southeast side of Parkins Mill Road; thence with the southeast side of Parkins Mill Road S. 31-06 W. 70 feet to the beginning corner.
Derivation is as follows: Deed Book 771, Page 313 - Phillip N. Brownstein, Federal Housing Commissioner 4-16-65.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

Sandra Lujan
(Witness)

Liya W. Cape
(Witness)

x *Robert B. Wham Jr.*
ROBERT B. WHAM JR. (LS.)

Martha B. Wham
MARTHA B. WHAM (LS.)

CIT FINANCIAL SERVICES 42-1024 G (1-79) - SOUTH CAROLINA

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