REAL PROPERTY MORTGAGE

BOOK 1493 PAGE 308 ORIGINAL

FILED
JAN 15 1980
Donnie S. Tankersley
R.M.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.
Thomas R. Pruitt Eva E. Pruitt 145 East View Circle Simpsonville,S.C. 29681	ADDRESS: 46 Liberty Lane P.O. Box 5758 Staton B Greenville,S.C. 29606

LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF DIFFERENT FROM DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27950	1-9-80	1-14-80	84	14	2-14-80
AMOUNT OF FIRST PAYMENT	**AMOUNT OF OTHER PAYMENTS**	**DATE FINAL PAYMENT DUE**	**TOTAL OF PAYMENTS**		**AMOUNT FINANCED**
$ 140.00	$ 140.00	1-14-87	$ 11760.00		$ 6661.01

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, with the improvements thereon, lying and being and situate in the County of Greenville, State of South Carolina, Austin Township, near the Town of Simpsonville, being known and designated as Lot No. 24 on Plat of Eastview Heights made by C.O.. Riddle June, 1958 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the western side of Eastview Drive, joint front corner lots No. 24 and 25 and running thence along lot No. 25 S. 79-02 W. 150 feet to an iron pin; thence S. 10-58 E. 156.7 feet to iron pin; thence S. 77-0 E. 144.7 feet to iron pin; thence N. 13-0 150 feet to iron pin; thence N. 30-31 E. 99.4 feet to iron pin, being the point of beginning.

Derivation is as follows: Deed Book 627, Page 509 E. G. Whitmire, Jr. June 20, 1959.

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 yet 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

Sarah A. Lyssian (Witness)

John R. Griffin (Witness)

Thomas R. Pruitt (L.S.)
THOMAS R. PRUITT

Eva E. Pruitt (L.S.)
EVA E. PRUITT

C.I.T. FINANCIAL SERVICES 82-1024 Q (1-79) - SOUTH CAROLINA

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