

FILED
REAL PROPERTY MORTGAGE
FEB 4 1980
S. Tarkersley
Property located
12 Draper Street
Greenville, S.C.

BOOK 1494 PAGE 879 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Donald Lee Kelley Patricia Kelley 541 Three Bridge Road Easley, S.C. 29640		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27973	DATE 2-1-80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 2-1-80	NUMBER OF PAYMENTS 20	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 3-6-80
AMOUNT OF FIRST PAYMENT \$ 168.00	AMOUNT OF OTHER PAYMENTS \$ 168.00	DATE FINAL PAYMENT DUE 2-6-90	TOTAL OF PAYMENTS \$ 20160.00	AMOUNT FINANCED \$ 10029.07	

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 my undivided one-half (1/2) interest in and to all those piece, parcels, or lots of land with the improvements thereon, situate, lying and being in or near the city of Greenville County of Greenville, State of South Carolina, and being more particularly described as Lot Nos. 219, 220, and 221 as shown on a plat entitled "Survey for Donald L. Kelley, ET AL" prepared by C.O. Riddle, RLS, dated September 4, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in PLAT BOOK at page , reference being craved hereto to said plat of exact metes and bounds of the respective lots.

This is a portion of that property conveyed to the Grantor of deed of Abney Mills recorded May 16, 1979 in the R.M.C. Office for Greenville County in South Carolina in Deed Book 1102 at Page 693.

Derivation is as follows: Deed Book 1119, Page 502 James C. Norris, dated January 24, 1980.

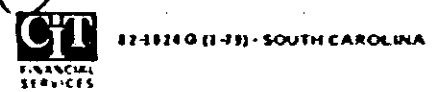
- If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.
- I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount 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

Sandra A. Simpson (Witness)
John R. Coffey (Witness)

Donald Lee Kelley (L.S.)
DONALD LEE KELLEY

Patricia Kelley (L.S.)
PATRICIA KELLEY



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