

REAL PROPERTY MORTGAGE BOOK 1494 PAGE 968 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS JOHNSON, HOWARD C. JOHNSON, AUDREY S. 210 HICKORY LANE MAULDIN, SC 29662		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. BOX 2423 GREENVILLE, SC 29602			
LOAN NUMBER 29986	DATE 02/05/80	DATE FINANCE CHARGE BEGINS TO ACCRUE 02/11/80	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 11	DATE FIRST PAYMENT DUE 03/11/80
AMOUNT OF FIRST PAYMENT \$ 186.00	AMOUNT OF OTHER PAYMENTS \$ 186.00	DATE FINAL PAYMENT DUE 02/11/88	TOTAL OF PAYMENTS \$ 17,856.00	AMOUNT FINANCED \$ 9430.52	

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 at 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 certain piece, parcel or lot of land in the County of Greenville, Austin Township, within the corporate limits of the Town of Mauldin, in the State of South Carolina, and being known and designated as Lot No. 30 of a subdivision known as Olendale 11, a plat of which is recorded in the REC Office for Greenville County in Plat Book 000 at Page 55 and having the following metes and bounds, to-wit: BEGINNING At a point on the Southeastern side of Verdin Drive at the joint corner of Lots 29 and 30 and running thence with the Southeastern side of Verdin Drive, N. 40-53 E. 13 feet to a point; thence continuing with the Southeastern side of Verdin Drive, N. 42-11 E. 102 feet to a point; thence following the curvature of the Southwestern intersection of Verdin Drive with Hickory Lane (the chord of which is N. 87-11 E.) 35.3 feet to a point; thence with the Southwestern side of Hickory Lane S. 47-49 E. 125 feet to appoint at the joint corner of Lots 30 and 25; thence S. 42-11 W. 140 feet to a point at the joint rear corner of Lots 29 and 30; thence N. 47-49 W. 149.7 feet to a point on the Southeastern side of Verdin Drive at the point of Beginning. THE DERIVATION is as follows: Deed Book 992, Page 51, from Barbara A. Driggers, Dated: January 10, 1974.

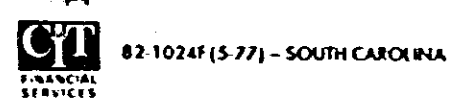
If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. Mortgagee agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. 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 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 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.

Mortgagee 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)
 J. McLeod (Witness)
 Howard C. Johnson (LS)
 Audrey S. Johnson (LS)



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