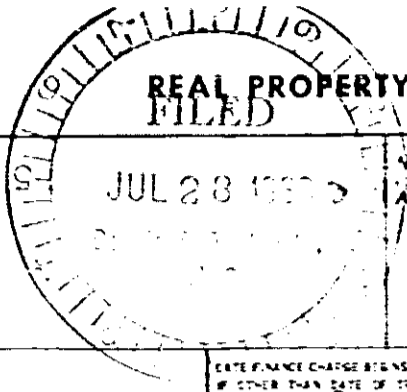


1988



REAL PROPERTY MORTGAGE

BOOK 1508 PAGE 928 ORIGINAL

| | | | | | |
|---|--------------------------|--|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS William Byrd 37 Crestfield Road Greenville, S.C. | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606 | | | |
| LOAN NUMBER | DATE | DEFERRED CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
| 28197 | 7-21-80 | 7-25-80 | 120 | 25 | 8-25-80 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | AMOUNT FINANCED | |
| \$ 143.00 | \$ 143.00 | 7-25-90 | \$ 17160.00 | \$ 7936.28 | |

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 and lot of land with improvements thereon, situate, lying and being on the northern side of Crestfield Road, in the County of Greenville, State of South Carolina and being shown and designated as Lot No. 107 on a plat of the property of Woodfield made by T. M. Welborn Surveyor, dated May, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book W. at Page 49, reference to said plat being hereby craved for the metes and bounds thereof.

The above described property is the same acquired by the Grantor by deed from Waco F. Childers Jr., recorded March 30, 1976 and is hereby conveyed subject to rights of way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting said property

Derivation: Deed Book 1055, Page 423 A. J. Price Builders, Inc.

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

OCT 28 1980 065

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. Luyman
(Witness)

William Byrd
WILLIAM BYRD (L.S.)

John R. Coffman
(Witness)

(L.S.)