

REAL PROPERTY MORTGAGE

BOOK 1511 PAGE 137 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jimmie C. Keller Margaret L. Keller 7 Plum Drive Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29605							
LOAN NUMBER	28215	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE DATE OF TRANSACTION	8-12-80	NUMBER OF PAYMENTS	144	DATE DUE EACH MONTH	12	DATE FIRST PAYMENT DUE	9-12-80
AMOUNT OF FIRST PAYMENT	\$ 262.00	AMOUNT OF OTHER PAYMENTS	\$ 262.00	DATE FINAL PAYMENT DUE	8-12-92	TOTAL OF PAYMENTS	\$ 37728.00	AMOUNT FINANCED	\$ 16387.98

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, and shown as Lot No. 28 on plat of Poplar Circle by R. L. Bruce, R.L.S., dated December, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 183, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Mandina Avenue at the joint front corner of Lots 26 and 28, and running thence N. 19-28 E. 125.0 feet to the intersection of Mandina Avenue and Plum Drive; thence around said intersection, the chord of which is S. 88-58 E., 51.8 feet; thence with Plum Drive, S. 30-04 E., 115 feet thence S. 59-56 W. 80 feet; thence N. 74-48 W. 83.8 feet to the beginning point.

Derivation: Deed Book 288, Page 379 Felsie H. Keller dated April 22, 1970.

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

Clarence H. Davenport  
(Witness)  
A. C. C. T.  
A. C. C. T.

Jimmie C. Keller (L.S.)  
JIMMIE C. KELLER  
Margaret L. Keller (L.S.)  
MARGARET L. KELLER