

BOOK 1518 PAGE 565 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Dick C. Cook Fannie E. Cook 105 Mission Street Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28268	DATE 9-16-80	DATE WHEN CHARGE BEGINS TO ACCRUE 9-16-80	NUMBER OF PAYMENTS 3	DATE DUE EACH MONTH 10-19-80	DATE FIRST PAYMENT DUE 10-19-80
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 100.00	DATE FINAL PAYMENT DUE 9-19-84	TOTAL OF PAYMENTS \$ 4800.00	AMOUNT FINANCED \$ 3528.55	

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 of 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 containing 11,000 sq. ft., more or less, situated, lying and being in Greenville Township, in the County and State aforesaid, near the southern limit of the City of Greenville, and having the following metes and bounds; viz:

BEGINNING at a stake 3 X on east side of Church Street (Now Mission Street) and running thence with said street S 36-1/2 E. 55 feet to a stake 3X; thence N 53-1/2 E 200 feet to a stake 3X; thence N 36-1/2 W 55 feet to a stake 3X; thence S 53-1/2 W 200 feet to the beginning corner. The same being Lot No. 20 on a plat made by J. N. Southern for C. P. Hills, and joining on said plat Lot No. 21, 19, and 42 with said plat being recorded in the P.M.C. Office for Greenville County in Plat Book C at Page 193; this being the same property conveyed to the deceased, Lou Ella Delk, by deed dated March 27, 1960, and recorded in the R.M.C. Office for Greenville County in Deed Book 651, Page 195.

Derivation is as follows: Deed Book 898, Page 606 Obara D. Marshall et al as Executrix of estate of Lou Ella Chandler Delk. deed dated 9-18-70 recorded date 9-18-70.

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, fees, 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, fee, 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.

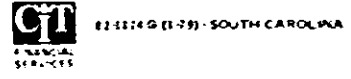
This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

Clarence D. Sawyer
(Witness)
Sandra Ann Signor
(Witness)

x *Dick Cook* (LS)
DICK C. COOK
Fannie E. Cook (LS)
FANNIE E. COOK

CIT FINANCIAL SERVICES



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