

BOOK 1521 PAGE 343 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS W. Ray Rosemond Erion S. Rosemond Route 3 Bessie Road Piedmont, S.C. 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28316	DATE 10-13-80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-17-80	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 11-17-80
AMOUNT OF FIRST PAYMENT \$ 147.00	AMOUNT OF OTHER PAYMENTS \$ 147.00	DATE FINAL PAYMENT DUE 10-17-88	TOTAL OF PAYMENTS \$14112.00	AMOUNT FINANCED \$ 7453.15	

**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, and lot of land in Grove Township, County of Greenville, State of South Carolina fronting on Bessie Road and containing one acre (1 acre) more or less with meets and bounds, and surveyed by, Jones Engineering Service, 100A S Perry Road, Greenville, S.C. Surveying is Dated Oct. 1, 1980 and Noted as Erion Simmons Rosemond - Said survey in plat form is recorded in Greenville County, R.M.C. Office Greenville, S.C. of near Date - Deed to survey is here by granted with meets and bounds as follows: From a pin (iron) in Bessie Road S. 1-00 East for 435.6 feet to a point of an iron pin then S 80-21 W for 100 feet then parallel to first line for 435.6' N1 - 00 W to an iron pin in Bessie Road - Then N85-21E for 100 feet to iron pin Bessie Road- This being, same pin of origin of Survey, said plat of land contains one acre (1 acre) more or less.

This conveyance is subject to right of way or road, leins easements, conveyants, public utilities of reco, or appore n the ground. Thi is a part of property in Deed Book 1003 page 266, R.M.C. Office, Greenville County Court House, Greenville, S.C.

Derivation: Deed Book 1135, Page 3, James E. Simmons, et. al dated October 7, 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.

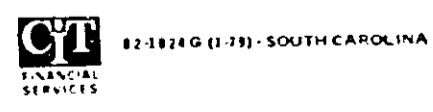
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

*Clarence D. Conway*  
(Witness)  
*Sandra Ann Dizon*  
(Witness)

*W. Ray Rosemond* (LS)  
W. RAY ROSEMOND  
*x Erion S. Rosemond* (LS)  
ERION S. ROSEMOND



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