



REAL PROPERTY MORTGAGE

BOOK 1524 PAGE 98 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Marion Elmer Madden Barbara Wales Madden 13 Templewood Drive Greenville, S.C. 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 2906	
LOAN NUMBER 28342	DATE 11-6-80	DATE FIRST PAYMENT DUE 12-12-80	DATE FINAL PAYMENT DUE 11-12-88
AMOUNT OF FIRST PAYMENT \$ 198.00	AMOUNT OF OTHER PAYMENTS \$ 198.00	TOTAL OF PAYMENTS \$ 19008.00	AMOUNT FINANCED \$ 10038.94

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 lot of land with the building and improvements thereon at the intersection of Templewood Drive and McClain Drive, in Greenville City, S.C. being shown and designated at Lot No. 41 and plat of the Subdivision of Oak Crest, Sec. 1, made by C. C. Jones and Associates dated Jan. 1955 and recorded in the R.M.C. Office for Greenville County, South Carolina in plat Book GG, pages 130 and 131 and having the following metes and bounds, to-wit: Beginning at an iron pin on the western side of Templewood Drive at the joint front corner of Lots Nos. 40 and 41 and running thence S. 86-55 W. 110 feet to an iron pin; thence S. 9-3/4 E., 151.2 feet to an iron pin on the northwestern side of McClain Drive; thence with the curve of the intersection of McClain Drive and Templewood Drive; the chord of which is N. 71-21 E., 36.6 feet to an iron pin on the northwestern side of Templewood Drive; thence along the northwestern side of Templewood Drive N. 28-36 E. 75 feet to an iron pin; thence continuing along the northwestern side of Templewood Drive and with the curve thereof, the chord of which is N. 10-15 E. 75 feet to an iron pin, the beginning corner.

Derivation is as follows: Deed Book 799 and Page 160 - Allen D. Jackson & Sara Seay Jackson by deed dated 5-6-66 and recorded date 5-27-66.
 If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

- (c) 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

[Signature] (Witness)
[Signature] (Witness)

Marion Elmer Madden (L.S.)
 MARION ELMER MADDEN

Barbara Wales Madden (L.S.)
 BARBARA WALES MADDEN

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