



BOOK 1526 PAGE 026 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Frank W. Loftis Harriott R. Loftis 6 Heard Drive Belmont Heights Greenville, S.C. 29606		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28380	DATE 12-1-80	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN FIRST TRANSACTION 12-5-80	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-5-81
AMOUNT OF FIRST PAYMENT \$ 196.00	AMOUNT OF OTHER PAYMENTS \$196.00	DATE FINAL PAYMENT DUE 12-5-83	TOTAL OF PAYMENTS \$ 7056.00	AMOUNT FINANCED \$ 5497.48	

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 Buildings and improvements thereon, situate on the Eastern Side of Heard Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 50, Section 1; according to plat of Belmont Heights, recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Pages 54-55 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern Side of Heard Drive, said iron pin being at joint front corner of Lots 49 and 50 running thence S. 74-12 E. 153.5 feet to an iron pin; thence S. 33-18 W. 225 feet to an iron pin on the Eastern side of Heard Drive; thence with said Heard Drive the following courses and distances N/17-07 W 70 feet to an iron pin, thence N. 12-20 W. 50 feet to an iron pin; thence N. 2-47 W. 50 feet to an iron pin; thence N 7-44 E. 60 feet to an iron pin at the point of beginning. This is the identical property conveyed to the grantor herein by deed of Harold B. Munkvold dated May 6, 1957 and recorded in the R.M.C. Office for Greenville County in Deed Book 576 at page 216. Said mortgage in favor of Metropolitan Life Insurance being the one and the same given by Harold B. Munkvold on March 2, 1956, which was assumed by the grantor Elbert L. McClung on May 6, 1957 and which was a present outstanding balance of \$12,430.

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 S. Ramsey
(Witness)
And C. Linger
(Witness)

x *Frank W. Loftis* (LS)
FRANK W. LOFTIS
Harriott R. Loftis (LS)
HARRIOTT R. LOFTIS

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