



1527-380 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Marie Sitton 2 Uneeda Drive Greenville, S.C.		MORTGAGEE: CIT. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28898	DATE 12-3-80	DATE FIRST CHARGE BECAME EFFECTIVE IF OTHER THAN DATE OF TRANSACTION 12-12-80	NUMBER OF PAYMENTS 30	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 1-12-81
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$ 125.00	DATE FINAL PAYMENT DUE 12-12-85	TOTAL OF PAYMENTS \$ 7500.00	AMOUNT FINANCED \$ 4922.54	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors to Mortgagee, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, situated in South Carolina, County of Greenville

ALL that piece, parcel or lot of land lying and in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 on a Plat of Sherman Park, prepared by Alex A. Moss, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8, on the Eastern side of Uneeda Drive and runnings thence along the edge of said Drive, S. 5-42 E., 96.2 ft. to an iron pin; thence N. 74-20 E., 152.2 ft. to an iron pin; thence N. 6-42 W., 70 ft. to an iron pin; thence S. 24-18 W., 150 ft. to an iron pin on the Eastern side of Uneeda Drive, being the point of beginning. This is a portion of that property conveyed to the grantor by deed recorded in the

R.M.C. Office for Greenville County in Deed Book 957, Page 44. Der. Deed Book 949, Page 271

JO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. Palnetto Enterprises of Greenville, Inc. dated July 18, 1972. Mortgagee agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagee fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand with legal interest at the highest lawful rate, if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereto secured.

After Mortgagee has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagee cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance and credit the unpaid charges shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagee agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

In Witness Whereof, (I/we) have set (my/our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

(Witness signatures)

Marie Sitton
MARIE SITTON

(LS)
(LS)

CIT 62 10241 5 77 - SOUTH CAROLINA

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