

REAL PROPERTY MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS William H. Payne Yaren Payne Rt 1, Box 382 A Travelers Rest, S. C. 29690	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: C. 10 West Stone Avenue Greenville, S. C. 29602 PH '80 SLEY
--	---

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$50,000.00

Date December 10, 1980 AMOUNT FINANCE- \$13,000.00

The words "I," "me" and "my" refer to all Mortgagors indebted on any loan secured by this mortgage
 The words "you" and "your" refer to Mortgagee.

To secure payment of all loans made to me, the performance of my other obligations under a Revolving Loan Agreement of this date between you and me 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 certain piece parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Tract No. 2 on Plat of Property of Annie Marcielle Day, dated April 23, 1974, prepared by T. Craig Yeith, R.L.S., having according to said plat, the following metes and bounds to-wit: BEGINNING at an iron pin on the northern side of Burns Rd. at teh joint front corners of Tracts Nos. 142 and running thence N. 43-15 1040.0 Ft. to an iron pin; thence S. 32-30 E. 680.0 Ft. to an iron pin; thence S. 68-30 W. 475.0 Ft. to an iron pin; thence S. 13-30 E. 560.0 Ft. to an iron pin at the joint rear corners of Tracts Nos. 243; thence N. 50-30 E. 242.0 Ft. to an iron pin on the northern side of Burns Rd; thence with the northern side of Burns Rd. N. 57W. 100.00 Ft. to an iron pin; thence N. 46-15W. 100.0 Ft. to an iron pin; thence N. 30 W. 209.0 Ft. to an iron pin; thence N. 28 W. 151.0 Ft. to an iron pin; thence N. 40-30 W. 118.0 Ft. to an iron pin; thence N. 48 W. 265.0 Ft. to an iron pin at the point of beginning. This conveyance is made subject to any restrictive covenants, building set-back lines, easements and rights of way affecting the above described property.

Mortgagor's title acquired by deed Also known as Rt. 1, Box 382 A Travelers Rest, S.C. 29690
 Mortgagor acquired his title in the real estate described above by deed executed by Annie M. Peterson, Now annie M. Peterford Day
 recorded on the 21th day of May 19 74 and recorded in the recorder's office
 of Greenville County, in book 998 page 540

Mortgagor's title acquired by inheritance or devise
 Mortgagor acquired his title in the real estate described above from _____ on the _____ day of _____, 19____, under Last Will and Testament probated and filed in _____ Court, _____ County.

TO HAVE AND TO HOLD all and singular the real estate described above unto you, your successors and assigns forever.
 If I pay the indebtedness 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 have been in default for failure to make a minimum monthly payment for 10 days or more, you may send me a notice of my right to eliminate the default within 20 days after the notice is sent. If I fail to eliminate the default in the manner stated in the notice, or if I eliminate the default after the notice is sent but default again on a future payment or if my ability to repay the indebtedness or if the condition, value or protection of your rights in collateral securing the indebtedness is significantly impaired, the full amount I owe will become due, if you desire, without your advising me. I agree to 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 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 you against the undersigned on the above described real estate.
 In Witness Whereof, I have here set my hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of
 Edna Miller (Witness)
 John D. Carum (Witness)
 William H. Payne (L.S.)
 Karen P. Payne (L.S.)

4328 RV-2