

REAL PROPERTY MORTGAGE - 1025-1193 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Chambers, Joseph R. Chambers, Peggy Rt. 3, Box 55 Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. BOX 2423 10 West Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 30351	DATE 12-19-80	DATE FINANCE CHARGE BEGINS TO ACCRUE 12-22-80	NUMBER OF PAYMENTS 20	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 11-22-81
AMOUNT OF FIRST PAYMENT \$ 188.00	AMOUNT OF OTHER PAYMENTS \$ 188.00	DATE FINAL PAYMENT DUE 12-22-90	TOTAL OF PAYMENTS \$22,560.00	AMOUNT FINANCED \$ 10,433.71	

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 certain piece, parcel or lot of land with the improvements thereon situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as 4.0 Acres on a Plat for Joseph R. Chambers and Peggy H. Chambers recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-1, at Page 24 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. 418 at the joint front corner of Property of J. B. Brewer and said 4.0 Acre tract and running thence with said common line S. 4-43 W. 1,004.95 feet to an iron pin; thence running S. 72-13 W. 192.35 feet to an iron pin; thence running with property now or formerly of Pitts N. 4-56 E. 979.54 feet to a nail and cap; thence running with S. C. 418 N. 65-02 E. 200.0 feet to the point of beginning, being the same property conveyed by deed of Margaret F. Pitts, et al dated Dec. 21, 1950 and recorded Dec. 22, 1950 in deed Book 1139 Page 321.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor 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, shall bear 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 hereby secured.

After Mortgagor 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 Mortgagor 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, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor 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

Valerie Miller (Witness)
 Joseph R. Chambers (LS.)
 Peggy Chambers (LS.)



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