

REAL PROPERTY MORTGAGE BOOK 1528 PAGE 721 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Lee, Clifford R. Lee, Majorie 712 Fairview St. Fountain Inn, S.C. 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Ave. P.O. BOX 2423 Greenville, S.C. 29602			
LOAN NUMBER 30332	DATE 12-12-80	DATE FINANCE CHARGE BEGINS TO ACCRUE OR PAYABLE DAY OF TERMINATION	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 7	DATE FIRST PAYMENT DUE 1-17-81
AMOUNT OF FIRST PAYMENT \$ 242.00	AMOUNT OF OTHER PAYMENTS \$ 242.00	DATE FINAL PAYMENT DUE 12-17-95	TOTAL OF PAYMENTS \$ 43,560.00	AMOUNT FINANCED \$ 15,027.13	

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 Mortgages to the above named Mortgagee in the above Total of Payment; and all future and other obligations of one or more of the above named Mortgages to Mortgagee, the Maximum Outstanding at 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 being situate on the Northerly side of S.C. Hwy. 418 in the Town of Fountain Inn, Fairview Township, being known and designated as Lot No. 42 on plat of Sunset Heights, prepared by W.V. Willis, Engineer, dated Oct. 31, 1958, recorded in Plat Book "00" at pages 314-317, inclusively, and having, according to said plat the following metes and bounds, to-wit- BEGINNING at an iron pin on the Northerly side of S.C. Hwy. 418, at joint front corner of Lots 41 and 42 and running thence N. 4-10 W. 195.5 Ft. to an iron pin; thence S. 89-40 W. 110 Ft. to an iron pin at joint rear corner of lots 42 and 43, thence along the joint line of the said lots S. 6-03 E. 189.2 Ft. to an iron pin on the

TO 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.

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, 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 Mortgagee has been in default for failure to make a required installment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagee 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, less credit for unearned 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

Patricia Miller
[Witness]

John Secum
[Witness]

Clifford R. Lee (L.S.)

Majorie Lee (L.S.)

CIT 87-1024 (5-77) - SOUTH CAROLINA
FINANCIAL SERVICES

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