



BOOK 1534 PAGE 50 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ernest O. Peterson Polly Ann Hellams (former) Polly Ann Hellams Peterson (now) 504 Watkins Road Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28465	DATE 2-20-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF COVERED BY DEED OF TRUST 2-26-81	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 26	DATE FIRST PAYMENT DUE 3-26-81
AMOUNT OF FIRST PAYMENT \$ 115.00	AMOUNT OF OTHER PAYMENTS \$115.00	DATE FINAL PAYMENT DUE 2-26-84	TOTAL OF PAYMENTS \$ 4140.00	AMOUNT FINANCED \$ 3180.98	

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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 15 on a plat of Berea Forest, Section 1, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 44-45, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Watkins Road, at the joint front corner of Lots 14 & 15, and running thence with said Road N. 29-05 W. 70 feet to an iron pin; thence N. 15-55 E. 35.35 feet to an iron pin; thence N. 60-55 E. 105 feet to an iron pin; thence S. 29-05 E. 95 feet to an iron pin at the joint rear corner of Lots 14 & 15; thence S. 60-55 W. 130 feet to the point of beginning. DRV: Deed Book 1001, Page 283 Carroll E. Epps and Patricia

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

A. Epps. ALSO KNOWN AS 504 WATKINS ROAD, GREENVILLE, S.C.

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, liens, 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 instalment 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 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 instalment 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 Mortgagor'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: Clarence H. ... (Witness), Linda ... (Witness)

Mortgagor signatures: Ernest O. Peterson (LS), Polly Ann Hellams (former) (LS), Polly Ann Hellams Peterson (now)

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