

REAL PROPERTY MORTGAGE

REC-1535 PAGE 270 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Annie Mae Shaw Miller #2 South Street P.O. Box-285 Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 28482	DATE 3-10-81	DATE OF FIRST PAYMENT 4-16-81	DATE FIRST PAYMENT DUE 4-16-81
AMOUNT OF FIRST PAYMENT \$ 94.00	AMOUNT OF OTHER PAYMENTS \$ 94.00	DATE FINAL PAYMENT DUE 3-16-86	TOTAL OF PAYMENTS \$ 5640.00
		AMOUNT FINANCED \$ 3701.75	

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 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 with the improvements thereon, situate, lying and being at Taylors, Greenville County, South Carolina, and being more particularly described as Lot No. 33, as shown on a plat entitled "Section O'e, Subdivision for Burlington Industries, Inc. Taylors, South Carolina", made by Piedmont Engineers & Architects, October, 1974 and recorded in the R.M.C. Office for Greenville County South Carolina, in Plat Book JJJ at page 10, according to said plat, the within described lot is also known as 2 South Street and fronts thereon 100.9 feet. This is the identical property conveyed to the Grantor herein by Deed of Burlington Ind. Inc. dated August 12, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 780 at page 335. This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and right of way, of record, if any, affecting

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. above described property. This being the same property conveyed to Annie Mae Shaw Miller by James C. Miller by deed dated 9-23-71 and recorded in the R.M.C. Office for Greenville County recorded on 9-23-71 in deed book 925 at page 592. 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 instalment for 10 days or more, Mortgagee may give notice to Mortgagee 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 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. Mortgagee 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

Clarence P. Dancy
(Witness)
Archie C. Sipes
(Witness)

Annie Mae Shaw Miller (LS)
ANNIE MAE SHAW MILLER
John G. Miller (LS)
JOHN G. MILLER

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