

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James A. Tate Shirley R. Tate Route 3 Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane, P.O. Box 5758 Station B, Greenville, S.C. 29605			
LOAN NUMBER 28483	DATE 3-12-81	DATE FINANCE CHARGE BEGINS TO ACCRUE 3-17-81	NUMBER OF PAYMENTS 95	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 4-17-81
AMOUNT OF FIRST PAYMENT \$ 169.00	AMOUNT OF OTHER PAYMENTS \$ 169.00	DATE FINAL PAYMENT DUE 3-17-89	TOTAL OF PAYMENTS \$ 16224.00	AMOUNT FINANCED \$ 8568.59	

1535 PAGE 272

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 tract of land, containing one acre, more or less, situate, lying and being in Greenville County, South Carolina, on the northerly side of Woodville Road and having, according to a plat prepared by Carolina Engineering & Surveying Company, August 9, 1968, and recorded in Plat Book YYY, Page 119, the following metes and bounds, to-wit: BEGINNING at a point in the center of Woodville Road at the joint front corner of the property herein conveyed and property now or formerly of Canty and running thence with the center of said road, S. 79-11 W., 110 feet to a point; thence contuning with said road, S. 72-04 W., 100 feet to a point; thence N. 15-15 W., 214.7 feet to a point in the center of a creek; thence with the center of the creek (the traverse of which is N. 77-33 E.) 208.9 feet to a point if line of property now or formerly of Canty; thence with the line of said property S. 15-30 E., 208.3

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. feet to a point in the center of Woodville Road, the point of beginning, 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.

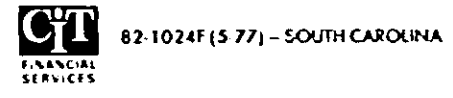
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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
[Signature]
(Witness)
[Signature]
(Witness)

[Signature] (LS)
JAMES A. TATE
[Signature] (LS)
SHIRLEY R. TATE



4328 RV-2

RE 7 3 0