

REAL PROPERTY MORTGAGE BOOK 1535 PAGE 998 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Samuel E. Logan Xanthine Walker (formerly) Xanthine Walker Logan (now) 117 Vesta Drive 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 28492	DATE 3-16-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-20-81	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 4-20-81
AMOUNT OF FIRST PAYMENT \$ 99.00	AMOUNT OF OTHER PAYMENTS \$ 99.00	DATE FINAL PAYMENT DUE 3-20-89	TOTAL OF PAYMENTS \$ 9504.00	AMOUNT FINANCED \$ 5177.44	

**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 together with buildings and improvements thereon, situate, lying and being on the Eastern side of Vesta Drive in Greenville County, South Carolina, being shown and designated as lot No. 16 on a Plat of VARDY-VALE, Section 2, made by Campbell & Clarkson, Surveyor, Inc., dated March 17, 1969, and recorded in the RMC Office for Greenville County, S.C., in Plat Book MM, page 53, reference to which is hereby craved for the retes and bounds thereof. This conveyance is made subject to any restrictions, reservation, zoning ordinances, or easements that may appear of record, on the recorded plat or on the premises. This is that property conveyed to Grantor by deed of Charles R. Neely recorded December 2, 1977, in the RMC Office for Greenville County, South Carolina in Deed Book 1069 at page 558. Derivation: Deed Book 1105, Page 279, Carol E. Neely dated July 6, 1979

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, 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.

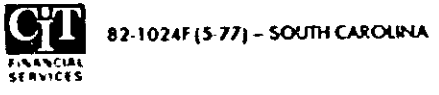
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

Witness Whereof, (I-we) have set (my-our) hand(s) and sec(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of  
*Clarence P. Sawyer*  
(Witness)  
*Donnie S. Isenstey*  
(Witness)

*Samuel E. Logan* (LS)  
SAMUEL E. LOGAN  
*Xanthine Walker* (LS)  
XANTHINE WALKER (FORMERLY)  
*Xanthine Walker Logan*  
XANTHINE WALKER LOGAN (NOW)



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