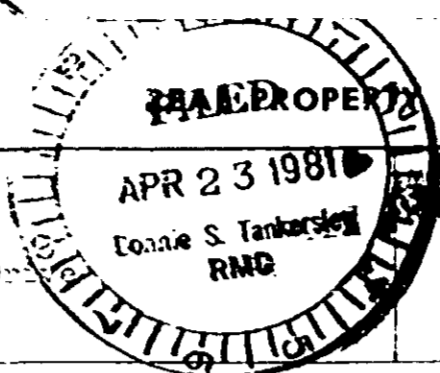


REAL PROPERTY MORTGAGE

BOOK 1539 PAGE 127

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert Franklin Scott Romona Scott Route 13 Box 447 Scott Drive Greenville, S.C. 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 575 ⁰ Station B Greenville, S.C. 29606			
LOAN NUMBER 28533	DATE 4-22-91	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-22-91	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 5-22-91
AMOUNT OF FIRST PAYMENT \$ 235.00	AMOUNT OF OTHER PAYMENTS \$ 235.00	DATE FINAL PAYMENT DUE 4-22-91	TOTAL OF PAYMENTS \$ 28200.00	AMOUNT FINANCED \$ 13042.14	



THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that certain piece, parcel or tract of land, with improvements thereon located in Gantt Township, Greenville, State of South Carolina, being in the Northwest corner of tract of land now owned by Otis Scott and described more particularly as follows: Beginning at an iron pin on the rear of a lot now owned by Maude H. Miller in the extension of the property line between Maude H. Miller and Clarence Burgess and running thence with the line of Miller Lot in a westerly direction 205 feet to an iron pin on the rear corner of the Miller lot, said pin being located in the line of land formerly owned by James Scott; thence running in a Easterly direction along the line of land formerly owned by James Scott, 102 feet to an iron pin; thence running a new line parallel to the line of the Miller lot in a Southerly direction 204 feet to an iron pin thence a new line through lands of Otis Scott, 102 feet in a Westerly direction to the point of beginning, and containing 1/2 acre, more or less. Pinson Dunn reserved a 12 foot right-of-way to and from dirt County Road leading off of Staunton Bridge Road, distance of 168 feet from Pinson Dunn line to said County Road. This is the same property conveyed to Modern Home Construction by Deed from Pinson Dunn dated December 18, 1963 and recorded in Book 740 page 321, public records of Greenville County, South Carolina. Derivation: Deed Book 991, Page 600 Otis Scott 1-3-74. ALSO KNOWN AS: ROUTE 13 Box 447 Scott Drive, Greenville, S.C. 29611

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

GCTO 7A723P1 1983 4.0001

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

H. M. Clever
(Witness)

David Simpson
(Witness)

Robert Franklin Scott (L.S.)
ROBERT FRANKLIN SCOTT

Romona Scott (L.S.)
ROMONA SCOTT