



REAL PROPERTY MORTGAGE BOOK 1545 PAGE 972 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Earl Gene Hess Dolly D. Hess Route 1 Batson Avenue Marietta, 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	DATE	INTEREST CHARGE BEGINS TO ACCRUE OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28611	6-23-81	6-29-81	108	29	7-29-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 137.00	\$ 137.00	6-29-90	\$ 14796.00	\$ 7303.99	

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 of 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 of that lot of land in the County of Greenville, State of South Carolina, near Marietta, S.C., shown as Lot No. 15 in Section No. 1 of the subdivision of Oakmore, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book GGG, at page 99, and Plat Book III, at page 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Longview Avenue at the corner of Lot No. 16, and running thence N 39-11 W 162 feet to an iron pin; thence N 19-30 E. 71.8 feet to an iron pin; thence S 70-15 E 60 feet to an iron pin; thence N 18-41 E 80 feet to an iron pin; thence S 53 E 63.4 feet to an iron pin; thence S 39-19 E 126 feet to an iron pin on the northwest side of said Avenue; thence with said Avenue, S 50-49 W 175 feet to the point of beginning and being the same conveyed to us in Deed Book 777, page 30. The above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court House.

Derivation: Deed Book 909, Page 350 Benjamin Tillman Williams and Ladema H. Williams dated February 24, 1971. ALSO KNOWN AS ROUTE 1 BATSON AVENUE, MARIETTA, SOUTH CAROLINA

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

Donnie S. Tankersley
(Witness)
John R. [Signature]
(Witness)

Earl Gene Hess (L.S.)
EARL GENE HESS
Dolly D. Hess (L.S.)
DOLLY D. HESS