

REAL PROPERTY MORTGAGE BOOK 1546 PAGE 588

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Stewart, T.W. Stewart, Louise B. Rt. 2, Box 274 C Piedmont, S.C. 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 30576	DATE 7-8-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN ORIGINAL TRANSACTION 7-13-81	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 13	DATE FIRST PAYMENT DUE 8-13-81
AMOUNT OF FIRST PAYMENT \$ 230.00	AMOUNT OF OTHER PAYMENTS \$ 230.00	DATE FINAL PAYMENT DUE 7-13-86	TOTAL OF PAYMENTS \$ 13,800.00	AMOUNT FINANCED \$ 9057.47	

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 lot of land, lying and being in the State of South Carolina County of Greenville, and being known as Tract "A" according to survey and plat as made by Webb Surveying & Mapping Co. dated April, 1972, containing two acres, more or less and having the following metes and bounds to wit: BEGINNING at edge of County Rd. and running thence S.-25-54 E-70 Ft.; thence S 3-47 W 135 Ft. to an iron pin; thence S 11-03 W 409.5 Ft. to an iron pin; thence N. 23-00 W 530 Ft. to an iron pin; thence 67-10 E 286.8 Ft. to an iron pin; eht point of beginning. This being a portion of the conveyance made to Grantor by deed which is recorded in Office of R.M.C. for Greenville County in Deed Book 447, Page 267, ALSO a nonexclusive right-of-way on road as shown on said plat and also from the lot described to Bessie Road.

Derivation is as follows: Deed Book 951, Page 163, From Minnie Harrison dated August 7, 1972.

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

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

Valerie Miller

(Witness)

Charles H. Sisk

(Witness)

T. W. Stewart

(L.S.)

Louise B. Stewart

(L.S.)