

REAL PROPERTY MORTGAGE

BOOK 1547 PAGE 617 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John E. Lathan Patricia Marie Lathan Route 2 Box 461 Marietta, S.C.		FILED GREENVILLE CO. S. C. JUL 22 3 42 PM '81 DONNIE S. TANKERSLEY R.M.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	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28619	7-15-81	7-21-81	120	21	8-21-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 177.00	\$ 177.00	7-21-91	\$ 21240.00	\$ 9823.23	

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 that piece, parcel or lot of land situate, lying and being on the eastern side of Bates Road neat the Town of Marietta, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on plat of John C. Jarrard, prepared by Terry T. Dill, dated March 9, 1961, revised November 8, 1961, recorded in Plat Book ZZ at Page 104 and being described more particularly according to said plat, to-wit:

BEGINNING at a point on the eastern side of Bates Road at the joint corner of the within described property and property now or formerly of John Lathan, which point is approximately 1,850 feet north of the intersection of Bates Road and Pickens Road and running thence N. 55-00 E. 152.5 feet to an iron pin; thence S. 39-00 E. 135 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the common line of said lots S. 63-17 W. 205.8 feet to an iron pin at the joint front corner of said lots on the eastern side of Bates Road; thence along said road N. 13-15 W. 110 feet to an iron pin, the point of beginning.
 Derivation: Deed Book 1119, Page 204, Leonard Frazier, dated January 17, 1980.

ALSO KNOWN AS Route 2 Box 461 Marietta, S.C.

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

Sandra A. Sigler
 (Witness)

John E. Lathan
 (Mortgagor)

John E. Lathan (L.S.)
 JOHN E. LATHAN

Patricia Marie Lathan (L.S.)
 PATRICIA MARIE LATHAN

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