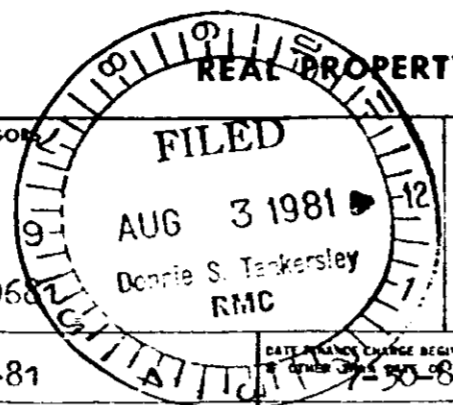


REAL PROPERTY MORTGAGE

BOOK 1548 PAGE 977 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Stanley A. Sullivan Beverly W. Sullivan Route 4 Box 311 Simpsonville, S.C. 29681		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28648	DATE 7-24-81	DATE FINANCIAL CHARGE BEGINS TO ACCRUE 7-30-81	NUMBER OF PAYMENTS 4	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 8-30-81
AMOUNT OF FIRST PAYMENT \$ 163.00	AMOUNT OF OTHER PAYMENTS \$ 163.00	DATE FINAL PAYMENT DUE 7-30-88	TOTAL OF PAYMENTS \$ 13692.00	AMOUNT FINANCED \$ 7755.32	



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 in Greenville County, State of South Carolina being located on the Southwestern side of McKinney Road and having, according to plat of property surveyed at the request of Stanley A. Sullivan, prepared by J. L. Montgomery, III, R.L.S., dated July, 1981, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in center of McKinney Road which nail and cap is located N. 48-02 E. 25 feet from ole iron pin at or near the southwestern edge of McKinney Road and running thence with line of property, now or formerly, of Bobby Sullivan S. 48-02 W. 263.9 feet to an old iron pin; thence S. 44-41 E. 153.7 feet to an iron pin placed; thence N. 38-38 E. 127.62 feet to an iron pin placed; thence N. 20-27 E 150.42 feet to an nail and cap in center of McKinney Road, passing over iron pin placed 25 feet back on line; thence with center line of McKinney Road N. 44-21 W. 63.11 feet to the beginning corner. This being a portion of the same property conveyed to the Grantors herein by deed of C.C. McKinney dated October 26, 1968 recorded November 1, 1968 in Deed Volume 855 at page 251.

Derivation: Deed Book 1152, Page 414 Alvin Sullivan, Florida Sullivan and Emma Williams dated July 27, 1981. ALSO KNOWN AS ROUTE 4 BOX 311, SIMPSONVILLE, S.C. 29681

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

Paul A. Singer
(Witness)
John R. [Signature]
(Witness)

Stanley A. Sullivan (L.S.)
STANLEY A. SULLIVAN
Beverly W. Sullivan (L.S.)
BEVERLY W. SULLIVAN

CIT FINANCIAL SERVICES 82-1824 G (1-79) - SOUTH CAROLINA

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