

REAL PROPERTY MORTGAGE

BOOK 1549 PAGE 156 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS C. Wayne Center Rita M. Center 223 Lilly Street Greenville, S.C. 29611 DONNIE S. TANKERSLEY		FILED GREENVILLE CO. S.C. AUG 5 4 54 PM '81	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Ave. P.O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER	DATE	R.M.O.	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30604	8-5-81		8-10-81	72	10	9-10-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED		
\$ 230.00	\$ 230.00	8-10-87	\$ 16,560.00	\$ 10,084.28		

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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 25 on Plat of Huntley Acres, recorded in plat book WNW page 20 of the RMC Office for Greenville County, S.C. said lot having a frontage of 175 Ft. on the Southeast side of Lilly Street a depth of 131.9 Feet on the west side, a depth of 122.5 feet on the east side and a rear width of 229.39. This lot is conveyed subject to building restrictions applicable to this subdivision recorded in deed vol. 850 page 311 and to recorded easements and rights of way and those whom on the plat of the said subdivision. This is the same lot conveyed to the grantor by Williams builders, Inc. Sept. 12, 1969 in deed Vol. 875 page 568 of the RMC Office for Greenville County, S.C.

DERIVATION is as follows: Deed Book 888, Page 625, From M.G. Thurston dated April 29, 1970.

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)

John D. Corum  
(Witness)

C. Wayne Center (L.S.)

Rita M. Center (L.S.)

CT FINANCIAL SERVICES  
82-18240 (1-79) - SOUTH CAROLINA

4328 RV-2