

REAL PROPERTY MORTGAGE

BOOK 1550 PAGE 235 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Raymond Owens Bertha Owens 15 Alvine Drive Greenville, S.C. 29607		FILED GREENVILLE CO. S.C. AUG 18 4 17 PM '81 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Ave. P.O. Box 2423 Greenville, S.C. 29602 GREENVILLE		
LOAN NUMBER 30616	DATE 8-17-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-21-81	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 21	DATE FIRST PAYMENT DUE 9-21-81
AMOUNT OF FIRST PAYMENT \$ 205.00	AMOUNT OF OTHER PAYMENTS \$205.00	DATE FINAL PAYMENT DUE 8-21-85	TOTAL OF PAYMENTS \$ 9840.00	AMOUNT FINANCED \$6978.73	

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 Gantt Township Greenville County, State of South Carolina designated as Lot 3 on Plat of property of Otis Davis of record in Plat book JJ, at page 8 in the R.M.C. Office for Greenville County and more particularly described as follows:

BEGINNING on the east side of private road at the joint corners of Lots 3 and 4; thence S. 72-38 E. along the line of Lot 4, 168.6 feet to rear corner thereof; thence N. 16-57 E. 100 feet along the rear line of Lot 3 to the rear corner of Lot 2; thence N. 72-38 W. 168 feet along the line of Lot 2 to the front corner thereof; thence S. 17-22 W. along the east side of aforesaid private road to the beginning corner.

DERIVATION is as follows: Deed Book 579, Page 190, From Otis Davis dated June 25, 1957.

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

I will pay off 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 of principal and interest then due, together with all charges and costs 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

Mendel L. Laker
(Witness)

Charles H. Lick
(Witness)

Raymond Owens (LS)

Bertha Owens (LS)



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