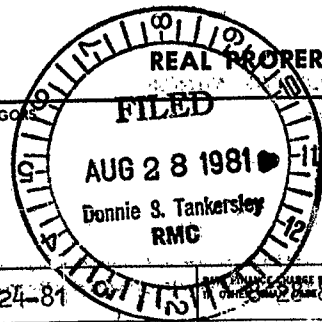


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BOOK 1551 PAGE 319

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John D Drinkard Dorothy Drinkard 12 Deoyley Avenue Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane, P. O. Box 5758 Sta. B. Greenville, S. C. 29606		
LOAN NUMBER 28682	DATE 8-24-81	NUMBER OF PAYMENTS 6	DATE DUE EACH MONTH 8th	DATE FIRST PAYMENT DUE 9-28-81
AMOUNT OF FIRST PAYMENT \$ 186.00	AMOUNT OF OTHER PAYMENTS \$ 186.00	DATE FINAL PAYMENT DUE 8-28-89	TOTAL OF PAYMENTS \$ 17,856.00	AMOUNT FINANCED \$ 9430.52

**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 piece, parcel or lot of land situate in the state of South Carolina, County of Greenville on the northern side of DeOyley Avenue, being known and designated as Lot No 210 as shown on a plat of Augusta Road Ranches, recorded in the R.M.C. Office for Greenville County in Plat Book "L", at Pages 52 and 53, and having, according to said Plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of DeOyley Avenue at the joint front corner of Lots 210 and 211, and running thence with the common line of said lots N.O-13W. 140 feet to an iron pin on the northern side of DeOyley Avenue; thence with the line of said DeOyley Avenue S. 89-47 W. 60 feet to the point of beginning. This conveyance is made subject to such easement right-of-way and restrictions of record or as appear on the premises. This is the same property conveyed to the grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 954, at Page 79. Derivation is as follows: Deed Book 965, Page 413 - Jerry Grills and Doris Grills 1-23-73.

Also known as 12 DeOyley Avenue, Greenville, S.C.

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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

Rebecca Duval  
(Witness)

H. M. Cleo  
(Witness)

John D. Drinkard  
(John D. Drinkard) (L.S.)

Dorothy Drinkard  
(Dorothy Drinkard) (L.S.)

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