

REAL PROPERTY MORTGAGE

BOOK 1551 PAGE 876 ORIGINAL

| | | | | | |
|---|--------------------------|--|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Daniel B. Davis Deborah E. Davis Route #14, Pruitt Drive Greenville, S.C. 29607 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane, P.O. Box 5758 Sta. B Greenville, S.C. 29606 | | | |
| LOAN NUMBER | DATE | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE OF TRANSACTION | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
| | 8-28-81 | 9-3-81 | 120 | 3rd | 10-3-81 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | AMOUNT FINANCED | |
| \$ 154.00 | \$ 154.00 | 9-3-91 | \$ 18480.00 | \$ 8546.77 | |

GREENVILLE CO. S.C.
 SEP 3 4 51 PM '81
 DONNIE S. TANKERSLEY
 R.M.C.

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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near Mauldin, South Carolina, and according to a plat by Freeland & Associates, R.L.S. No. 4781, dated July 10, 1979, which plat is recorded in the Office of the R.M.C. for Greenville County, South Carolina, reference to which is hereby made for a more complete and accurate description thereof, said plat being recorded in Plat Book 7-J, at Page 28, said lot is more particularly described as follows, to-wit:

BEGINNING at a joint on Pruitt Drive, at the common corner of the lot herein conveyed and property now or formerly of Baldwin; running thence along Pruitt Drive South 84-04 West 160.00 feet to a point; running thence North 17-43 West 202.54 feet to a point; running thence North 84-04 East 175.02 feet to a point; thence running South 13-30 East 200.01 feet to a point on Pruitt Drive, the point of BEGINNING.

This is a portion of the property conveyed Robert D. Babb by Jamie Burns Baldwin by Deed dated 11, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1033, at Page 666. Also, this is the property conveyed Robert Dan Babb and Brenda Medlin Babb by T.E. Baldwin and Jamie Burns Baldwin by deed dated October 20, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 928, at Page 270.

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 pay 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 if it were a mortgage. This mortgage is subject to any and all existing reservations, easements, rights or way zoning ordinances and restrictions or protective covenants that may appear of record on the Derivation: Deed Book 1106, Page 664, From Robert Dan Babb and Brenda Medlin Babb dated July 13, 1979.

If you 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.

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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 Maxwell
 (Witness)
 W. McClendon
 (Witness)

Daniel B. Davis
 Daniel B. Davis (L.S.)
 Deborah E. Davis
 Deborah E. Davis (L.S.)