

NAMES AND ADDRESSES OF ALL MORTGAGORS Lawrence B. Cadden Sr. Ettie S. Cadden 31 Kay Drive Greenville, S.C.		MORTGAGEE: F.I.T. FINANCIAL SERVICES, INC. ADDRESS: 70 Liberty Ln, P.O. Box 5758 Sta. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE 8-28-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF DATE OF TRANSACTION	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 3rd	DATE FIRST PAYMENT DUE 10-3-81
AMOUNT OF FIRST PAYMENT 146.00	AMOUNT OF OTHER PAYMENTS 146.00	DATE FINAL PAYMENT DUE 9-3-88	TOTAL OF PAYMENTS 12,264.00	AMOUNT FINANCED 6946.49	

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 in Gantt Township, Greenville County, State of South Carolina being known and designated as Lot No. 108, Section 2, Belmont Heights, according to a plat recorded in Plat Book GG at Page 99 in the R.M.C. Office for Greenville County and having, according to a more recent survey made by R.W. Dalton, Engineer dated December 3, 1955, the following description:

BEGINNING at an iron pin on the south side of Kay Drive which iron pin is 100 feet east from the intersection of Kay Drive and Melvin Drive at the joint front corner of Lots 108 and 107; running thence with the line of Lot 107, S. 24-45 W., 129.7 feet to an iron pin; thence with the line of Lot 109, N. 65-19 W. 125 feet to an iron pin on Melvin Drive; thence with said Melvin Drive, N. 24-41 E., 100.7 feet to an iron pin at the intersection of Melvin Drive and Kay Drive thence with the curve of said intersection, the chord of which is N. 68-50 E., 35.8 feet to an iron pin on Kay Drive; thence with Kay Drive, S. 67-00 E., 100 feet to the Beginning corner.

This is the same property conveyed to the Grantors herein by deed of Mardell Incorporated recorded in Deed Book 1034 at Page 384 on the 8th day of April, 1976.

- 1 If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.
- 2 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.
- 3 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.
- 4 I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.
- 5 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.
- 6 Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.
- 7 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 Murrell (Witness) John R. Cuffin (Witness)	Lawrence B. Cadden, Jr. (S) Lawrence B. Cadden Sr. Ettie S. Cadden (S) Ettie S. Cadden
---	---



82-4824 G (1-79) - SOUTH CAROLINA

4328 RV-2