

NAMES AND ADDRESSES OF ALL MORTGAGORS James E. Bruton Jeanette G. Bruton 10 Charlotte Street Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln, P. O. Box 5758 Sta B. Greenville, S.C. 29606			
LOAN NUMBER 28694	DATE 8-28-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-03-81	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 3rd	DATE FIRST PAYMENT DUE 10-3-81
AMOUNT OF FIRST PAYMENT \$155.00	AMOUNT OF OTHER PAYMENTS \$ 155.00	DATE FINAL PAYMENT DUE 9-3-86	TOTAL OF PAYMENTS \$9300.00	AMOUNT FINANCED \$6103.95	

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 of 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, lying and being on the southern side of Charlotte Street, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot 14 of a subdivision of Property of G. DeWitt Auld, which plat is recorded in the RMC Office for Greenville County in Plat Book J, at Page 211. Said lot having such metes and bounds as shown thereon.

This is the identical property conveyed to the Grantor herein by deed of Joe M. Kemp, dated November 29, 1956, recorded December 17, 1956, in the RMC Office for Greenville County in Deed Book 567, at page 275.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the subject property.

Derivation: Deed Book 1060, Page 568, From Morris E. Branham dated July 14, 1977.

Also Known as 10 Charlotte Street, Greenville, South Carolina.

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

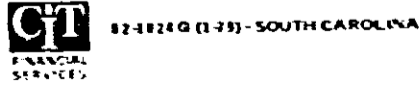
Rebecca Newall  
 (Witness)

H. McClister  
 (Witness)

James E. Bruton (L.S.)

Jeanette G. Bruton (L.S.)

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