

BOOK 1553 PAGE 5 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William Workman Dessie Lee Workman 6 Lark Street 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 28712	DATE 9-8-81	DATE INTEREST CHARGE BEGINS TO ACCRUE 9-14-81	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 10-14-81
AMOUNT OF FIRST PAYMENT \$ 158.00	AMOUNT OF OTHER PAYMENTS \$ 158.00	DATE FINAL PAYMENT DUE 9-14-91	TOTAL OF PAYMENTS \$ 18,960.00	AMOUNT FINANCED \$ 8768.76

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, William Workman, 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 tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, better known and described as Lot No. 6, in the property known as Nicholtown Heights No. 4, surveyed by W.J. Riddle, November 3, 1943, and recorded in the R.M.C. Office for Greenville, County, S.C., to which plat and the record thereof reference is hereby made.

This lot faces 140 ft. on Arden Street; 140 feet on the East; 140 feet on the rear and 140 feet on the West.

This being the property conveyed to Nix and Company, Inc. by J.J. Woody et al by deed recorded in the office of the Clerk of Court (R.M.C.) for Greenville County in Deed Book 711, Page 328.

This being the same property conveyed to Stylecraft, Inc., from Dolphin Properties, Inc. by Warranty Deed dated December 15, 1964, and recorded on January 7, 1965, in the Office of the R.M.C. for Greenville County South Carolina, in Deed Book 764, Page 593.

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.

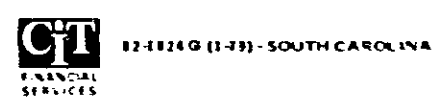
This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

400 8 36691801

Rebecca Newall
(Witness)
H. McClumb
(Witness)

William Workman
William Workman (L.S.)
Dessie Lee Workman
Dessie Lee Workman (L.S.)



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