

REAL PROPERTY MORTGAGE

BRANCH COPY

NAMES AND ADDRESSES OF ALL MORTGAGORS William E. Lollis Mary E. Lollis / also known as Mary E. Turner 1 Nature Trail Greenville, S. C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 2320 E. North St. P. O. Box 2423 Greenville, S.C. 29602	
LOAN NUMBER 30648	DATE October 8-81	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-14-81	NUMBER OF PAYMENTS 180
AMOUNT OF FIRST PAYMENT \$ 405.00	AMOUNT OF OTHER PAYMENTS \$ 405.00	DATE FINAL PAYMENT DUE 10-14-96	DATE DUE EACH MONTH 14
		TOTAL OF PAYMENTS \$ 72900.00	DATE FIRST PAYMENT DUE 11-14-81
		AMOUNT FINANCED \$ 25148.71	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,148.71

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 lying on the northeast corner of the intersection of Nature Trail (formerly known as Green Street) with Rosewood Way in Chick Springs Township, Greenville County, State of South Carolina, northeast of the City of Greenville, being shown and designated as a portion of Lot 15 on a plat of E.H.Green prepared by W.J.Riddle dated April 1936 recorded in Plat Book I at pages 9 and 10 being more particularly described according to a plat of the property of Carl E. Turner on prepared by J.C.Hill on August 28, 1957 as Follows:

Beginning at an iron pin on the northeast corner of the intersection of Nature Trail with Rosewood Way and running thence with the northern side of Rosewood Way S. 82-10 E. 170.8 feet to an iron pin; thence N.29-30 W. 152.5 feet to an iron pin; thence N.18-50 W. 67.5 feet to an iron pin on the south side of Loganberry Circle; formerly known as Circle Drive; thence with the southern side of Loganberry Circle N.81-00 W. 9.8 feet to an iron pin at the intersection of Loganberry Circle with Nature Trail; thence with the eastern side of Nature Trail S.19-30 W. 186.7 feet to the beginning corner. Derivation is as follows: Deed Book 719, Page

506, From Carl E. Turner dated: April 4, 1963.

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

[Signature]
(Witness)

[Signature]
(Witness)

William E. Lollis (LS)

Mary E. Lollis (LS)
also known as
Mary E. Turner

CIT
FINANCIAL SERVICES
82-10240 (1-78) - SOUTH CAROLINA

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