

REAL PROPERTY MORTGAGE

BOOK 1555 PAGE 786 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Paul Brown Mary A Brown 4 1/2 Foxhall Rd. Greenville, SC 29605		FILED GREENVILLE CO. S. C. OCT 20 3 46 AM '81 DONN L. TANKERSLEY R. M. C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606		
LOAN NUMBER 28742	DATE 10-09-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-15-81	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 11-15-81
AMOUNT OF FIRST PAYMENT \$132.40	AMOUNT OF OTHER PAYMENTS \$ 132.40	DATE FINAL PAYMENT DUE 10-15-84	TOTAL OF PAYMENTS \$ 4766.40	AMOUNT FINANCED \$ 3662.28	

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 lot of land situate on the northern side of Foxhall Road in the County of Greenville, State of South Carolina being shown as Lot No. 275 on a plat of Woodfields Subdivision, recorded in Plat Book Z at page 121 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Foxhall Road at the joint front corner of Lot 275 and Lot 276 and running thence with Lot 276 N 1-45 E 175.4 feet to an iron pin at the joint rear corner of Lots 275 and 276; thence with Lots 280 and 281 N 51-37 E 45 feet to an iron pin at the joint rear corner of Lots 274 and 275; thence with Lot 274 S 33-53 E 192.3 feet to an iron pin on Foxhall Road; thence with said road S 73-40 W 90 feet to the point of beginning.

This is the same property conveyed to the grantor and Johnny L. Whitted by deed of Donna M. Smith, et al recorded on October 12, 1979 in the RMC Office for Greenville County. See deed of Johnny L. Whitted to Gordon E. Mann, the grantor herein, recorded in the RMC Office for Greenville County November 8, 1979 in Deed Book 1115 at page 237.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

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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 Suwell
(Witness)

Paul Brown (LS)

J. M. Clark
(Witness)

Paul Brown
Mary A Brown (LS)
Mary R. Brown

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