

NAMES AND ADDRESSES OF ALL MORTGAGORS Samuel Keith Jefferson Joyce C. Jefferson 114 Nash Street Fountain Inn, S.C. 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln, P.O. Box 5758 STA. B Greenville, S.C. 29606			
LOAN NUMBER 28749	DATE 10-16-81	DATE FINANCE COMPANY BEGINS TO ACCRUE INTEREST 10-22-81	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 22nd	DATE FIRST PAYMENT DUE 11-22-81
AMOUNT OF FIRST PAYMENT \$ 82.00	AMOUNT OF OTHER PAYMENTS \$ 82.00	DATE FINAL PAYMENT DUE 10-22-88	TOTAL OF PAYMENTS \$ 6888.00	AMOUNT FINANCED \$ 3901.45	

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Laurens, in the Town of Fountain Inn, being shown and designated as Lot 2, on plat of L. F. Armstrong Subdivision as prepared by Lewis G. Godsey, RLS, dated September 23, 1954. *(See below)

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

This is the identical property conveyed to the grantor by deed of Bobby Ray Holcombe as recorded in the Clerk of Court for Laurens County in Deed Book 220, Page 756 recorded 10/12/79 and in the RMC Office for Greenville County in Deed Book 1088, Page 440 recorded 9/22/78.

*For a more up-to-date description of the above property see new plat of Samuel Keith Jefferson and Joyce C. Jefferson as prepared by Carolina Surveying Company dated July 30, 1980 and recorded in the Clerk of Court for Laurens County in Plat Book 41, Page 237, and recorded in the RMC Office for Greenville County in Plat Book 8-E, Page 13.
 Derivation: Deed Book 1132, Page 454, From Linda S. Cook dated: September 2, 1980.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void. Also known as 114 Nash Street, Fountain Inn, South Carolina.

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.

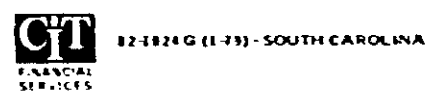
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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 Huwall (Witness)
H. M. Under (Witness)

Samuel Keith Jefferson (L.S.)
Joyce C. Jefferson (L.S.)



(CONTINUED ON NEXT PAGE)

4326 RV-2

4326 RV-2