

REAL PROPERTY MORTGAGE

BOOK 1556 PAGE 306 ORIGINAL

FILED

NAMES AND ADDRESSES OF ALL MORTGAGORS: Richard S. Hudgins Delores T. Hudgins 4963 Crosscreek Drive, Greenville, S. C.		CO, S. C. OCT 27 3 52 PM '81 DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 2320 East North Street, Suite MM P. O. Box 2423 Greenville, S. C. 29602	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30656	October 26, 1981	October 30, 1981	60	30	November 30, 1981
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 185.00	\$ 185.00	October 30, 1986	\$ 11,100.00	\$ 7285.35	

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 piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, known and designated as Lot 54 on a plat of "Mountainbrook" recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-F at page 47, and having, according to said plat, the following metes and bounds: BEGINNING at a point on the Northern edge of Vineyard Lane at the joint front corner of Lot 54 and Lot 70 and running thence along a line of Lot 70, N.0-45-50 E., 116.50 feet to a point; thence along a line of Lot 55, S. 82-59-00 W., 150.0 feet to a point on the Eastern edge of Crosscreek Lane; thence along the Eastern Edge of Crosscreek Lane S.7-01-00 E., 85.00 feet to a point; thence along the Northeastern corner of the intersection of Crosscreek Lane and Vineyard Lane, S. 52-01 E., 35.36 feet to a point on the Northern edge of Vineyard Lane; thence along the Northern edge of Vineyard Lane, N. 82-59 E., 33.46 feet to a point; thence with the curve (the radius of which is 531.20 feet) of the Northern edge of Vineyard Lane 76.03 feet to the beginning corner.

Derivation is as follows: Deed Book 1141, Page 685, From Merrill Lynch Relocation Management, Inc. dated January 29, 1981.

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

Charles H. Lusk
(Witness)

Richard S. Hudgins
Richard S. Hudgins (LS)

James D. Corum
(Witness)

Delores T. Hudgins
Delores T. Hudgins (LS)

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