



REAL PROPERTY MORTGAGE

BOOK 1559 PAGE 590

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas E. Broome 615 Parkins Mill Road Greenville, S.C. 29607		MORTGAGOR: C.I.T. FINANCIAL SERVICES, INC. 15 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28805	DATE 12-9-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF SIGNATURE 12-17-81	NUMBER OF PAYMENTS 24	DATE DUE EACH MONTH 1	DATE FIRST PAYMENT DUE 1-14-82
AMOUNT OF FIRST PAYMENT \$ 153.00	AMOUNT OF OTHER PAYMENTS \$ 153.00	DATE FINAL PAYMENT DUE 12-14-83	TOTAL OF PAYMENTS \$ 3672.00	AMOUNT FINANCED \$ 3064.66	

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 lot of land in the city of Greenville, county of Greenville, state of South Carolina, known and designated as lot No. 2 on plat of Section 2, Richwood subdivision recorded in plat book TTT page 51 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Parkins Mill Road, the joint front corner of Lots Nos. 2 & 3; thence with the joint line of said lots S. 59-20 E. 135 feet to an iron pin in line of lot No. 21; thence with the line of said lot S. 30-40 W. 80 feet to an iron pin corner of Lot No. 1; thence with the line of said lot N. 59-20 W. 135 feet to an iron pin on the southeast side of Parkins Mill Road; thence with the southeast side of said Road, N. 30-40 E. 80 feet to the beginning corner. This is a portion of the property conveyed to the grantor by Nellie L. Castles recorded in deed vol. 841 page 612 and is conveyed subject to restrictive covenants recorded in deed vol. 856 page 431 and to recorded easements and right of way.

Derivation: Deed Book 871, Page 63 Donald E. Baltz, Inc. dated July 1, 1969.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void. ALSO KNOWN AS 615 PARKINS MILL ROAD, GREENVILLE, S.C.

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)

Thomas E. Broome (R.S.)
THOMAS E. BROOME

(R.S.)

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