

NAMES AND ADDRESSES OF ALL MORTGAGORS Richard P. Cannady Wanada G. Cannady 130 Sunrise Drive Mauldin, S.C. 29662		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1171 Asheville Hwy. Spartanburg, S.C. 29303			
LOAN NUMBER 10327435	DATE 01/25/82	DATE FINANCE CHARGES BEGINS TO ACCRUE 01/25/82	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 29th	DATE FIRST PAYMENT DUE 02/28/82
AMOUNT OF FIRST PAYMENT \$ 250.00	AMOUNT OF OTHER PAYMENTS \$ 250.00	DATE FINAL PAYMENT DUE 01/29/97	TOTAL OF PAYMENTS \$ 45000.00	AMOUNT FINANCED \$ 15523.90	

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Mauldin, State of South Carolina, being known and designated as lot No. 2 as shown on plat entitled "S. M. Forrester Property" recorded in R.M.C. Office for Greenville County in plat Book ZZ at page 75, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sunrise Drive at the joint front corners of Lots Nos. 1 and 2 and running thence S. 24-52 E. 147.4 feet to an iron pin; thence S. 75-45 W. 90 feet to an iron pin; thence N. 24-30 W. 151.4 feet to an iron pin on Sunrise Drive; thence with the southern side of Sunrise Drive N. 78-18 E. 90 feet to the beginning corner.

This being the identical property conveyed to Richard P. Cannady and Wanda G. Cannady by deed from Luther Smith and Margaret D. Smith dated and recorded July 20, 1973 in Deed Book 979, page 507.

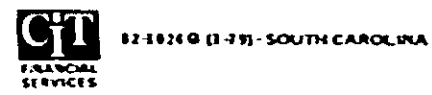
- If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.
- I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount 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

Tim Smith (Witness)
Dennis Owe (Witness)

Richard P. Cannady (R.S.)
Wanda G. Cannady (R.S.)

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