

REAL PROPERTY MORTGAGE

BOOK 1564 PAGE 20 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Franklin D. Moses Mary M. Moses 203 Hickory Lane Mauldin, S. C. 29662		FILED CO. S. C. 12 02 PM '82 TUNNERSLEY	MORTGAGEE: C. I. T. FINANCIAL SERVICES, INC. ADDRESS: 2320 E. North St. P. O. Box 2423 Greenville, S. C. 29602		
LOAN NUMBER 30694	DATE 02-17-82	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSEMENT 01-22-82	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH ??	DATE FIRST PAYMENT DUE 03-22-82
AMOUNT OF FIRST PAYMENT \$ 325.00	AMOUNT OF OTHER PAYMENTS \$ 325.00	DATE FINAL PAYMENT DUE 02-22-97	TOTAL OF PAYMENTS \$ 58500.00	AMOUNT FINANCED \$ 20181.06	

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 of that lot of land in the County of Greenville, State of South Carolina, in Austin Township, within the corporate limits of the Town of Mauldin, being shown as Lot No. 15 on plat of GLENDALE II recorded in the R.M.C. Office for Greenville County in Plat Book 000, at page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Hickory Lane at the joint front corner of Lots 14 and 15, and running thence with the northern side of Hickory Lane, N 72-35 E 125 feet to a point at the joint front corner of Lots 15 and 16; thence N. 17-25 W approximately 161 feet to a point in a branch at the joint rear corner of Lots 15 and 16; thence with said branch as a line, approximately S 69-05 W approximately 125.2 feet to a point in said branch at the joint rear corner of Lots 14 and 15; thence S 17-25 E approximately 153 feet to a point on the northern side of Hickory Lane at the point of beginning.

Derivation is as follows: Deed Book 982, Page 400, From J. Odell Shaver dated: November 15, 1972

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.

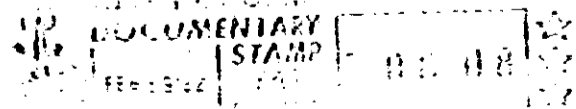
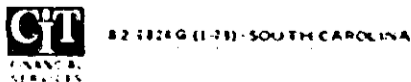
Signed, Sealed, and Delivered
in the presence of

Franklin D. Moses
(Witness)

John D. Corum
(Witness)

Franklin D. Moses (LS)

Mary M. Moses (LS)



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