

NAMES AND ADDRESSES OF ALL MORTGAGORS George Champion Vera C. Champion Route 3 McConnell Road Taylors, S.C. 29687		DATE: MAR 12 4 2 PM 1982 REGISTERED BY: DONNE W. HAMERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606		
LOAN NUMBER 29005	DATE 3-4-82	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE DATE OF TRANSACTION 3-10-82	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 4-10-82
AMOUNT OF FIRST PAYMENT \$ 240.00	AMOUNT OF OTHER PAYMENTS \$ 240.00	DATE FINAL PAYMENT DUE 3-10-92	TOTAL OF PAYMENTS \$ 28800.00	AMOUNT FINANCED \$ 13319.63	

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 aforesaid, Chick Springs Township, about one mile north of Chick Springs and lying on the southern side of the McConnell Road, and being a part of the same lot of $\frac{3}{4}$ acres conveyed to us by deed from E. A. McConnell and Inez N. McConnell, and having the following courses and distances, to-wit:

Beginning on an iron pin on the south margin of the same said McConnell Road at a distance of 192 feet, more or less, from the northwest corner of the Cleveland T. and Bettie M. Dill lot, and runs thence with the south margin of the said McConnell Road, S. 70-25 W. 100 feet to an iron pin on the south margin of the said road; thence S. 17-15 E. 331 feet to an iron pin on or near a bob fence line; thence N. 65-55 E. 100.6 feet to an iron pin on or near the said fence line, thence N. 17-15 W. 322.5 feet to the beginning corner, containing Seventy Five one-Hundredths (0.75) of an acre or less.

This being the same property conveyed to George Champion and Vera C. Champion by Claude E & Annie C. Phillips by Deed dated 24th day of February 1970 and recorded in the R.M.C. Office for Greenville County, recorded on 19th day March 1972 in Deed Book 941, Page 337.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

ALSO KNOWN AS ROUTE 3 MCCONNELL ROAD

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance **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)

[Signature] (L.S.)
 GEORGE CHAMPION

[Signature] (L.S.)
 VERA C. CHAMPION

1565
 247
 ORIGINAL

4328 RV-24