

REAL PROPERTY MORTGAGE

1570 384

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Cook, Elza M. S.C. Cook, Myrtle Route 2, Box 354 PH '82 Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 2320 E. North St. 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
15547342	5-18-82	5-24-82	120	24	6-24-82
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 130.00	\$ 130.00	5-24-92	\$ 15,600.00	\$ 7214.80	

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

An undivided one-half interest in and to that certain piece, parcel or lot of land, situate, lying and being in Gantt Township, Greenville County, South Carolina, shown and designated as Lot No. 20 according to a platt of property of Albert Taylor, prepared by Terry T. Dill, October 15, 1964, recorded in the R.M.C. Office for Greenville County in Platt Book HH at Page 173, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the south side of White Horse Road Extension, at the joint front corner of Lots 20 and 21, and running thence along the joint line of said lots, S. 4-16 E. 140 feet to an iron pin, joint rear corner of Lots 16, 17, 20 and 21; thence, along the joint rear line of lots 17 and 21, S. 83-43 W. 75 feet to an iron pin, joint rear corner of lots 17, 18, 19 and 20, thence along the joint line of lots 19 and 20, N. 2-47 W. 123 feet to an iron pin on the south side of White Horse Road Extension; thence along the south side of White Horse Road Extension N. 70-12 E. 75 feet to the point of beginning THE ABOVE described property is the same acquired through the estate of James Frederick Foster recorded in the Probate Court for Greenville County in Apartment 1085 at File 17.

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

007  
000  
3637180

*Susan S. Rober*  
(Witness)  
*Charles H. Sisk*  
(Witness)

*Elza M Cook* (LS.)  
*Myrtle Cook* (LS.)



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