

REAL PROPERTY MORTGAGE

BOOK 1570 PAGE 387 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Gallahan, Bruce W. Gallahan, Heather D. GP 404 Ladbroke Road Greenville, S.C. 29615		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 2320 E. North Street 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
16007650	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	
\$ 168.00	\$ 168.00	5-24-92	\$ 20,160.00	\$ 9323.75	

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 357 of Section III, Del Norte Estate, according to a plat in the R.M.C. Office for Greenville County in Plat Book 4N at Page 15, and being more particularly described according to a plat entitled "Property of Bruce W. Gallahan and Heather D. Gallahan" by Richard Wooten Land Surveying Co. dated January 19, 1978, and having the following metes and bounds; to wit: BEGINNING at an iron pin on the northern side of Ladbroke Road, at the joint front corner of Lots 357 and 356; running thence with the line of Lot 356 N. 19-21 E. 223.34 feet to an iron pin; thence N. 87-57 E. 64.4 feet to an iron pin in the line of property now or formerly of R. C. Jones; thence, with the line of property now of formerly of R.C. Jones, S. 00-28 W. 200.97 feet to an iron pin in the line of lot 358; with the line of Lot 358, S. 67-52 W. 111. 6 feet to an pin on the eastern side of Ladbroke Road; thence with the curve of Ladbroke Road, the chord of which is north 48-05 W. 45 feet to an iron pin, the point of beginning.

If I pay the note secured by this mortgage according to its terms this mortgage will become full 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

Susan A. Ritzel
(Witness)

Charles H. Link
(Witness)

Bruce W. Gallahan (LS)
Bruce W. Gallahan

Heather D. Gallahan (LS)
Heather Gallahan

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