

REAL PROPERTY MORTGAGE

BOOK 1571 PAGE 802 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joseph Cohen Margaret Cohen 606 Chesley Dr. Simpsonville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758 Stat. B Greenville, SC 29606			
LOAN NUMBER 29086	DATE 6-02-82	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 6-08-82	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH 08	DATE FIRST PAYMENT DUE 07-08-82
AMOUNT OF FIRST PAYMENT \$ 224.00	AMOUNT OF OTHER PAYMENTS \$ 224.00	DATE FINAL PAYMENT DUE 6-08-88	TOTAL OF PAYMENTS \$ 16128.00	AMOUNT FINANCED \$ 9821.21	

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, conveys, 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 piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Chesley Drive and Canterbury Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 25 as shown on a plat of THE Village, Section I, prepared by Heaner Engineering Co., Inc., dated October 13, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 52, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Chesley Drive at the joint front corner of Lots 25 and 81 and running thence with the line of Lot No. 81 N. 80-32-19 E. 135 feet to an iron pin in the line of Lot No. 26; thence with the line of Lot No. 26 N. 09-27-41 W. 100 feet to an iron pin on the southern side of Canterbury Street; thence with the southern side of Chesley Street S. 80-32-19 W. 110 feet to an iron pin; thence with the intersection of Chesley Drive and Canterbury Street S. 35-32-19 W. 35.36 feet to an iron pin on the eastern side of Chesley Drive thence with the eastern side of Chesley Drive S. 9-27-41 E. 75 feet to the point of beginning.

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

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

Sharon Roach
(Witness)

H. McCloud
(Witness)

Joseph Cohen (L.S.)
JOSEPH COHEN

Margaret Cohen (L.S.)
MARGARET COHEN

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