

BOOK 1574 PAGE 753 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Edward Lee Stewart Jr. Hattie K. Stewart Route 2 Cobb Road Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29125	DATE 7-7-82	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 13
AMOUNT OF FIRST PAYMENT \$ 168.00	AMOUNT OF OTHER PAYMENTS \$ 168.00	DATE FINAL PAYMENT DUE 7-13-89	TOTAL OF PAYMENTS \$ 14112.00
		DATE FIRST PAYMENT DUE 8-13-82	AMOUNT FINANCED \$ 7171.54

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 that piece, parcel or lot of land in Dunkin Township, Greenville County, State of South Carolina, containing Eighty-Five Hundredth (0.85) acres, more or less, as shown on a survey of property of Edward Lee Stewart, Jr., made by H. C. Clarkson, Jr., Surveyor, whose Registered Number is 2589, dated July 14, 1977, and according to said survey the following metes and bounds, to-wit:

Beginning at a point in the center of Cobb Road, joint corner of another tract of land of John H. Stewart and the property herein conveyed and running thence along said road N31-38W 230.4 to an iron pin in or near Cobb Road, joint corner of a dirt road and running thence S85-38E along the dirt road and property line of Carrie S. Atkins to a point; thence N58-37E total of 123.4 feet to an iron pin joint corner of another tract of land of John H. Stewart; thence S36-29E 206 feet to an iron pin joint corner of another tract of land of John H. Stewart; thence S62-00W 190.6 feet to the point of beginning. This being a part of the tract of land conveyed to John H. Stewart (Grantor) by I.B.W. Burdette on April 18, 1945 recorded on April 30, 1945 in Deed Book 275 at Page 52, Office of the R.M.C. for Greenville County.

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.

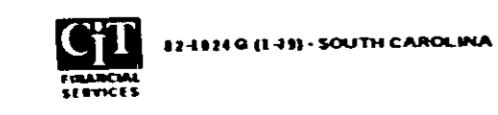
Signed, Sealed, and Delivered
in the presence of

[Signature]
(Witness)

[Signature]
(Witness)

[Signature] (L.S.)
EDWARD LEE STEWART JR.

[Signature] (L.S.)
HATTIE K. STEWART



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