



BOOK 1584 PAGE 550

ORIGINAL

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|---|---------------------------------------|---|----------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Jack Parker Eskew Alvenia M. Eskew 14 Yeoman Street Lots Nos. 80 and 79 Greenville, S.C. | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606 | | | |
| LOAN NUMBER 29243 | DATE 10-28-82 | DATE FIRST PAYMENT BEGINS TO ACCRUE 11-2-82 | NUMBER OF PAYMENTS 60 | DATE DUE EACH MONTH 02 | DATE FIRST PAYMENT DUE 12-2-82 |
| AMOUNT OF FIRST PAYMENT \$ 204.00 | AMOUNT OF OTHER PAYMENTS \$ 204.00 | DATE FINAL PAYMENT DUE 11-2-87 | TOTAL OF PAYMENTS \$ 12240.00 | AMOUNT FINANCED \$ 8033.58 | |

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 certain piece, parcel or lot of land on the northern side of Yeoman Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 80 on plat of Chestnut Hills No. 1, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "QQ", at page 83 and having the following metes and bounds, to-wit:

Beginning at a point on the northern side of Yeoman Street at the joint corner of Lots Nos. 80 and 81, which point is 498 feet from the intersection of Yeoman Street and Farmington Road, and running thence with the curve of Yeoman Street the following courses and distances: N. 56-04 W. 156.6 feet N. 65-48 W. 38.2 feet; thence S. 69-21 W. 38.2 feet to a point; thence leaving said street and running N. 43-18 W. 8.6 feet to a point; thence N. 1042 E. 115.9 feet; thence S. 88-18 E. 90 feet; thence S. 1-42 W. 130 feet to the point of beginning.

All that certain piece, parcel or lot of land on the western side of Yeoman Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 79 on plat of Chestnut Hills No. 1, which plat is recorded in the R.M.C.

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

SEE 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

Witness signature: Vernon J. Tate, Jr.

Witness signature: David A. Lopez

Signature: Jack Parker Eskew (R.S.)

Signature: Alvenia M. Eskew (R.S.)

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