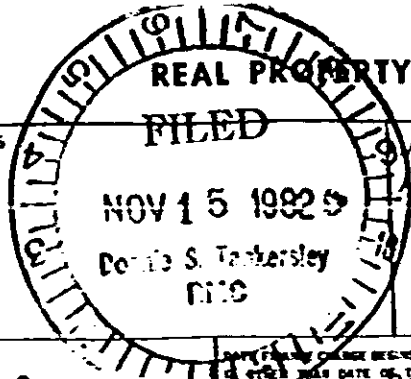


REAL PROPERTY MORTGAGE

BOOK 1585 PAGE 992 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert A. Ferguson Eula Mae Ferguson 8 Taylor Street Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29258	DATE 11-10-82	DATE FIRST PAYMENT DUE 12-15-82	DATE FINAL PAYMENT DUE 11-15-90
AMOUNT OF FIRST PAYMENT \$150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	TOTAL OF PAYMENTS \$ 14400.00	AMOUNT FINANCED \$ 7432.97



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 lot of land in Greenville County, State of South Carolina, on the southern side of Taylor Street, Chick Springs Township, being shown as Lot 55 & 56 of Sarah E. Adams property, and being also known as Lots 41 and 42 of Block 13, page T.6 of the Block Book, and being more particularly described as follows: Beginning at an iron pin on the southern side of Taylor Street at the joint front corner of Lots 54 & 55 and running thence with line of Lot 54 S. 12-15 E. 195 feet to an stake; thence N. 77-45 E. 130 feet to an iron pin in line of Lot 57; thence with line of Lot 57 N. 12-15 W. 195 feet to an iron pin on Taylor Street; thence with the southern side of Taylor Street S. 77-45 W. 130 feet to the point of beginning. Being the same property conveyed to the Grantor by deed recorded in Deed Book 411, at page 493 and deed book 592 at page 84.

Derivation is as follows: Deed Book 411, page 493 Sara E. Adams 6-16-50.

Also known as 8 Taylor, Street Taylors, S.C.

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.

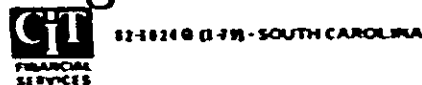
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

[Signature]
[Signature]
 (Witness)

Robert A Ferguson (R.S.)
 ROBERT A FERGUSON
Eula Mae Ferguson (R.S.)
 EULA MAE FERGUSON



(CONTINUED ON NEXT PAGE)

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