

REAL PROPERTY MORTGAGE

BOOK 1587 PAGE 597 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Larry L. Chapman Margaret W. Chapman Route 11 Knollview Drive Greenville, S.C. 29611		GREENVILLE, S.C. DEC 1 12 51 PM '82 DONNE BANKERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606		
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
29280	11-30-82	12-6-82	180	06	1-6-83
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 620.00	\$ 620.00	12-6-97	\$ 111600.00	\$ 39375.63	

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 situate, lying and being on the Northern side of Knollview Drive near the City of Greenville, shown as Lot No. 107 and part of Lot No. 108 on plat of Riverdale made by Dalton & Neves, Engineers, dated July 1957, recorded in Plat Book KK, Page 107, and more specifically described in revised plat of Property of M. L. Lanford, Jr. prepared by Dalton and Neves, Engineers, in April 1968, said plat being recorded in Plat Book YYY, Page 15, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Knollview Drive at the joint front corner of Lots 106 and 107, and running thence with Knollview Drive, N. 78-44 W. 92 feet to an iron pin; thence continuing with said Drive, N. 78-55 W. 8 feet and N. 81-14 W. 41 feet to an iron pin; thence with line through Lot No. 108, N. 11-26 E. 204.2 feet to an iron pin; thence S. 76-01 E. 141.06 feet to an iron pin at the joint rear corner of Lots 107 and 106; thence with the common line of said lots, S. 11-16 W. 195.6 feet to the point of beginning.

Continue next page

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]
(Witness)
[Signature]
(Witness)

[Signature] (R.S.)
LARRY L. CHAPMAN
[Signature] (R.S.)
MARGARET W. CHAPMAN