

NAMES AND ADDRESSES OF ALL MORTGAGORS Ella Ruth Watson Rt. 1, Lyle Drive Taylors, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1171 Asheville Hwy. P.O. Box 4336 Spartanburg, S.C.			
LOAN NUMBER 19502228	DATE 12/1/82	DATE WHEN CHANGE BEGINS TO ACCRUE TO THIS TRANSACTION 12/7/82	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 7th	DATE FIRST PAYMENT DUE 1/7/83
AMOUNT OF FIRST PAYMENT \$ 154.68	AMOUNT OF OTHER PAYMENTS \$ 154.68	DATE FINAL PAYMENT DUE 12/7/87	TOTAL OF PAYMENTS \$9280.80	AMOUNT FINANCED \$ 5600.52	

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, 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 Chick Springs Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 3 of Peace Haven, Section 4, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book "XX", at page 23 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lyle Drive at the joint front corner of Lots Nos. 3 and 41 and running thence along the line of lot No. 41S. 67-56 W. 90 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence along the line of Lot No. 4 N. 22-04 W. 100 feet to a point; thence a new line through Lot No. 3 N. 67-56 E. 90 feet to an iron pin on the western side of Lyle Drive; thence along the western side of Lyle Drive, S. 22-04 E. 100 feet to the beginning corner.

This being the identical property conveyed to Ella Ruth Watson by deed of Virginia B. Mann dated and recorded August 31, 1962 in Deed Book 705, Page 499, R.M.C. Office for Greenville County. Additional Derivation: Deed Book 1043, Page 990 by deed of Virginia B. Mann ****SEE ATTACHED RIDER****

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 returned, 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

Tim Smith
(Witness)

Ella Ruth Watson (L.S.)

Hetty M. Johnson
(Witness)

_____ (L.S.)

(CONTINUED ON NEXT PAGE)