

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Steven A Parent 46 Wedgewood Drive Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29305	DATE 12-27-82	DATE FINANCE OFFICER BEGINS TO ACCRUE INTEREST ON THIS MORTGAGE 12-30-82	NUMBER OF PAYMENTS 144
AMOUNT OF FIRST PAYMENT \$ 518.00	AMOUNT OF OTHER PAYMENTS \$ 518.00	DATE FINAL PAYMENT DUE 12-30-94	DATE DUE EACH MONTH 30
		TOTAL OF PAYMENTS \$ 74,592.00	DATE FIRST PAYMENT DUE 1-30-83
		AMOUNT FINANCED \$ 30,486.38	

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 certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the southern side of Wedgewood Drive, Greenville Township, in the City of Greenville County of Greenville, State of South Carolina, and being known and designated as the eastern half of Lot 15 of West Croftstone Acres as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book E at Page 36 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Wedgewood Drive (or Avenue) at the center part of the front line of Lot 15 and running thence along Wedgewood Drive in an easterly direction 115 feet to an iron pin at the new joint front corner of Lots 15 and 16; thence along the new common line of lots 15 and 16 S. 07-30 E. 264.1 feet to an iron pin at the new joint rear corner of lots 15 and 16; thence with the rear line of lot 15, thence in a line through the center of lot 15 in a northerly direction 263.25 feet, more or less, to the beginning corner.

This conveyance is made subject to any restrictions, easements, right of way, zoning ordinances or other matters which may appear of public record or which an inspection or more recent survey of the premises would be should reveal.

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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] (S.)
STEVEN A PARENT

_____ (S.)

(CONTINUED ON NEXT PAGE)

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