

REAL PROPERTY MORTGAGE

2001 1595 456 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS James R. Center Brenda R. Center Route 2 Landrum 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	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
29348	2-18-83	2-24-83	120	24	3-24-83
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 248.00	\$ 248.00	2-24-93	\$29760.00	\$14012.99	

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 Greenville County, State of South Carolina, in Glassy Mountain Township, located near Gowansville on the Southern side of Tugaloo Road and being shown on plat made for James R. Center by James V. Gregory, surveyor, dated April 11, 1978 and having the following courses and distances, to-wit:

Beginning at a nail and cap in center of said road which point is S. 75-29 W., 178 feet from outside line of the within grantors and runs thence S. 9-56 E., 35 feet to iron pin on south side of said road, thence on the same course for a total distance of 125 feet to iron pi; thence S. 75-33 W., 359.84 feet to a nail and cap in center of Tugaloo Road (pin set back on line at 50 feet); thence with the center of said road the following courses and distances, N. 39-30 E., 100 feet, N. 51-14 E., 100 feet, N. 63-27 E., 100 feet and N. 73-29 E., 100 feet and containing 0.73 of acre, more or less. Property subject to road right of way. This is a part of the same conveyed to the within grantors by Necie Center by deed recorded 1-3-56 in deed book 542 page 144, Greenville County R.M.C. Office. Bounded on the North and northwest by said road and all other sides by the within grantors.

Derivation: Deed Book 1079, Page 501 Ansel Center, Jr., and Pauline W. Center 5/19/78.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.
Also known as Route 2 Landrum, S.C.

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] (LS)
JAMES R. CENTER
[Signature] (LS)
BRENDA R. CENTER

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