

REAL PROPERTY MORTGAGE

BOOK 1605 ORIGINAL PAGE 355

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|--|---------------------------------------|--|----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Robert Lee Hill Rhonda D. Hill Route 6 Box 306 Fernleaf Drive Travelers Rest, South Carolina | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Station B Greenville, S.C. 29606 | |
| LOAN NUMBER 12270021 | DATE 05/09/83 | DONNIE S. [Signature] DATE FINANCE CHARGE BEGINS TO ACCRUE 05/13/83 | NUMBER OF PAYMENTS 84 |
| AMOUNT OF FIRST PAYMENT \$ 197.00 | AMOUNT OF OTHER PAYMENTS \$ 197.00 | DATE FINAL PAYMENT DUE 05/13/90 | TOTAL OF PAYMENTS \$ 16548.00 |
| | | DATE FIRST PAYMENT DUE 06/13/83 | AMOUNT FINANCED \$ 10135.17 |

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 in the State of South Carolina County of Greenville and being known and designated as Lot 90, Sunny Slopes Subdivision, Section One, according to a plat prepared of said property by C.O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R, at Page 3, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Fernleaf Drive, joint front corner of Lots 89 and 90, and running thence with the common lines of said Lots S. 36-42 W. 150 feet to a point on the edge of Fernleaf Drive; thence running with said Drive, N. 53-18 E. 80 feet to a point on the edge of said Drive, the point of beginning. Grantee to pay Greenville County property taxes for the year 1975. The within property is conveyed subject to all easements, right-of-way, protective covenants, subdivision restrictions and zoning ordinances of record.

Derivation is as follows: Deed Book 1022, Page 495, Brown Enterprises of S.C., Inc. Recorded 8-8-75.

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 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 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

Shawn Roach
 (Witness)

H. McClinton
 (Witness)

Robert Lee Hill (L.S.)
 Robert Lee Hill

Rhonda D. Hill (L.S.)
 Rhonda D. Hill

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