

GREENVILLE, S.C.  
**REAL PROPERTY MORTGAGE**

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Freddy R. Bennett Minnie J. Bennett Route 3 Carver Road Taylors, S.C. 29687		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 DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
29430	6/15/83	6/15/83	180	15	7/15/83
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 281.00	\$ 281.00	6/15/98	\$ 50580.00	\$ 18687.14	

**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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 51 and the Westerly and adjoining one-half of Lot 50, according to a plat of property of Lily McLoftis, prepared by Terry T. Dill, as revised through February 23, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GGG at pages 456 and 457 and having, according to said plat, the following metes and bounds.

BEGINNING at an iron pin on the Southerly side of Carver Road in the Southeast corner of the intersection with Kumasi Street and running thence on an angle around the corner thereof, the chord of which is S. 19-30 W. 35.4 feet to an iron pin on Kumasi Street; thence along the Easterly side of said Kumasi Street S. 25-30 E. 142 feet to an iron pin; thence N. 64-30 E. 135 feet to an iron pin in the center point in the rear line of Lot 50; thence on a straight line through Lot 50 N. 25-30 W. 167 feet to an iron pin at the center point of the front line of Lot 50 on the Southerly side of Carver Road; thence along said Carver Road S. 64-30 W. 110 feet to an iron pin at the point of beginning. Derv: Deed Book 1190, Page 304, SCNB, AS TEE ET AL. - 6/15/83. Also known as Rt 3 Carver Road Taylors, S.C.  
 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 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)  
 4 OCT 1983

*Freddy R. Bennett* (LS)  
 FREDDY R. BENNETT  
*Minnie J. Bennett* (LS)  
 MINNIE J. BENNETT

**CT** FINANCIAL SERVICES  
 12-10210 (1-79) - SOUTH CAROLINA

(CONTINUED ON NEXT PAGE)

4328-1125