

REAL PROPERTY MORTGAGE

BOOK 1612 PAGE 655 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Buford Henry Lee Mansell Ruby L. Mansell Route 13 Staunton Bridge Road Greenville, S.C. 29611		GREENVILLE, S.C. JUN 22 4 41 PM '83 DONNIE S. STEWART R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 2906	
LOAN NUMBER 29437	DATE 6/21/83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 6/27/83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 27	DATE FIRST PAYMENT DUE 7/27/83
AMOUNT OF FIRST PAYMENT \$ 230.00	AMOUNT OF OTHER PAYMENTS \$ 230.00	DATE FINAL PAYMENT DUE 6/27/93	TOTAL OF PAYMENTS \$ 27600.00		AMOUNT FINANCED \$ 13233.79

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 certain piece, parcel or lot of land with the buildings and improvements thereon lying being and situate in the State of South Carolina, County of Greenville, Gantt Township, on the Southeast side of Staunton Bridge Road, being known and designated as Lot No. 5 and a small portion of Lot No. 4, as shown on Plat of Oxford Estates, recorded in the RMC Office for Greenville County, South Carolina in Plat Book W, Page 158, and having according to a more recent plat made by Campbell & Clarkson, July 22, 1969, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-B, Page 171, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Staunton Bridge Road at the joint front corner of Lots Nos. 5 and 6, and runs thence along the line of Lot No. 6, S 72-11 E, 161.4 feet to an iron pin; thence S 17-49 W, 85 feet to an iron pin; thence along a new line through Lot No. 4, N 82-46 W, 98.1 feet to an iron pin; thence still along a new line through Lot No. 4, N 72-11 W, 65 feet to an iron pin on the Southeast side of Staunton Bridge Road; thence along Staunton Bridge Road, N 17-49 E, 103 feet to the beginning corner.
 Derivation: Deed Book 872, Page 365, H. R. Robbins and Malcolm Carter, dated July 28, 1969.
 Also known as Route 13 Staunton Bridge Road, Greenville, S.C. 29611
 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)
 4.00CI
[Signature]
 (Witness)

[Signature] (L.S.)
 BUFORD HENRY LEE MANSELL
[Signature] (L.S.)
 RUBY L. MANSELL

4328