

REAL PROPERTY MORTGAGE

BOOK 1624 PAGE 172 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James A. Thompson Brenda Faye Thompson 33 Crestmore Drive Greenville, S.C. 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29488	DATE 9-2-83	DATE FINANCIAL SERVICES TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-8-83	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 122.00	AMOUNT OF OTHER PAYMENTS \$ 122.00	DATE FINAL PAYMENT DUE 9-8-88	DATE DUE EACH MONTH 08
		TOTAL OF PAYMENTS \$ 7320.00	DATE FIRST PAYMENT DUE 10-8-83
		AMOUNT FINANCED \$ 4962.48	

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 the buildings and improvements thereon, situate lying and being near the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot #50, on plat of Grand View, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK at Page 93, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Northern side of Crestmore Drive at the joint front corner of Lots #49 and #50 and running thence with the Northern side of Crestmore Drive, N. 72-50 E. 60 feet to a pin at the corner of Lot #51; thence with the line of Lot #51, N. 15-43 W., 158.2 feet to a pin in the subdivision property line; thence with the subdivision property line, S. 74-17 W., 59.9 feet to a pin at the rear corner of Lot #49; thence with the line of Lot #49, S. 15-43 E., 159.8 feet to the point of beginning. As a part of the consideration hereof, the Grantee assume and agrees to pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co, on which there is a balance due of \$7,858.92, said mortgage being recorded in Mortgage Volume 913, page 283. Deriv: Deed Book 794, Page 364 Leroy Chappell dated March 19, 1966. Also known as 33 Crestmore Drive, Greenville, 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 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] (L.S.)
JAMES A. THOMPSON
[Signature] (L.S.)
BRENDA FAYE THOMPSON

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