

REAL PROPERTY MORTGAGE

300-1028 113 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Aaron Williams Mary Ellen Williams 227 West Castle Road Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29511	DATE 9-26-83	DATE FINANCE CHARGE BEGINS TO ACCRUE 9-30-83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 10-30-83
AMOUNT OF FIRST PAYMENT \$ 294.00	AMOUNT OF OTHER PAYMENTS \$ 294.00	DATE FINAL PAYMENT DUE 9-30-93	TOTAL OF PAYMENTS \$ 35280.00	AMOUNT FINANCED \$ 17550.87	

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 lots of land on the eastern side of West Castle Road, in the County of Greenville, State of South Carolina being known and designated as Lot #159 and a part of Lot #160 on a plat of Pine Hill Village, recorded in Plat Book QQ at page 168 in the RMC Office for Greenville County, S.C. and being more fully shown on a plat entitled "Property of Aaron Williams" by Dalton & Neves dated July, 1963, and recorded in the RMC Office for Greenville County, S.C. in Plat Book CCC at Page 204, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of West Castle Road, joint front corner of Lots #158 and #159 and running thence with West Castle Road, N. 23-46 E. 90 feet to an iron pin on the front line of Lot #160; thence S. 63-57 E. 97.37 feet to an iron pin at the rear corner of Lots #160 and #159; thence S. 17-28 W. 90.6 feet to an iron pin; thence N. 64-08 W. 107.3 feet to the point of beginning.

Derivation is as follows: Deed Book 729, Page 362 Wooten Corporation of Wilmington 8-9-63. Also known as 227 West Castle Road, 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

*H. McClenon*  
(Witness)

*John R. Coffey*  
(Witness)

*Aaron Williams* (LS)  
AARON WILLIAMS

*Mary Ellen Williams* (LS)  
MARY ELLEN WILLIAMS

4328 RV-2