

REAL PROPERTY MORTGAGE

BOOK 1830 PAGE 891 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS David Gerald Phillips Sharyn B. Phillips 44 North Estate Drive Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Station B Greenville, S.C. 29605				
LOAN NUMBER 29519		DATE 10-12-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 10-17-83	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 11-17-83
AMOUNT OF FIRST PAYMENT \$ 216.00	AMOUNT OF OTHER PAYMENTS \$ 216.00	DATE FIRST PAYMENT DUE 10-17-90	TOTAL OF PAYMENTS \$ 18144.00	AMOUNT FINANCED \$ 11032.60		

FILED  
 GREENVILLE S.C.  
 OCT 14 3 05 PM '83

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 of the certain lot of land, with all improvements thereon, lying on the northern side of North Estate Drive, in Gantt Township, County of Greenville, State of South Carolina, being shown as Lot 44 on a plat of Crestwood, Inc., prepared by J.C. Hill, Surveyor, dated February 28, 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 189, and being further shown on a plat of the property of David Gerald Phillips and Sharon B. Phillips, prepared by Carolina Surveying Company, dated June 13, 1978 and having according to said plat, the following metes and courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of North Estate Drive, the joint front corner of Lots 43 and 44 and running thence N. 25-15 W. 169.7 feet to an iron pin; thence N. 52-30 E. 105 feet to an iron pin; thence N. 88-30 E. 62.8 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence running with the common line of said lots S. 5-35 W. 211.9 feet to an iron pin on the northern side of North Estate Drive, the joint front corner of said lots; thence running along North Estate Drive S. 80-50 W. 55 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1081, Page 338, Ralph R. Bennett, Jr. dated June 16, 1978.

Also ~~secured~~ secured by this mortgage according to its terms this mortgage will become null and void.

Also known as 44 North Estate Drive, Greenville, S.C. 29606

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.

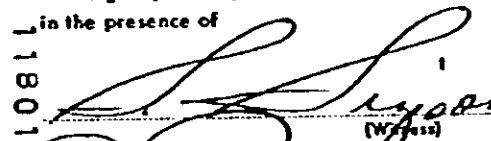
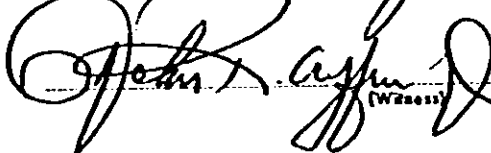
Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

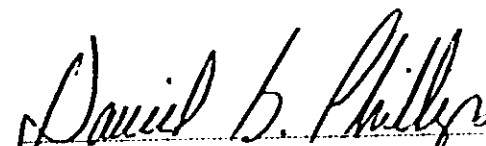
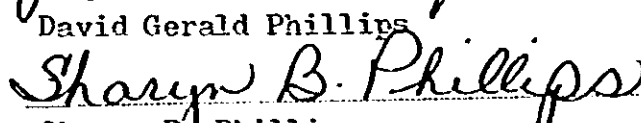
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

1801  
  
 (Witness)  
  
 (Witness)

 (L.S.)  
 David Gerald Phillips  
 (L.S.)  
 Sharyn B. Phillips



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