

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Phyllis O'Brien Christian 403 Cleveland Street Greenville, S.C. 29601		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 1634 11/263 ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29545	DATE 11-4-83	FINANCE CHARGE BEGINS TO ACCRUE IF OTHER TRANSACTION 11-9-83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 9	DATE FIRST PAYMENT DUE 12-9-83
AMOUNT OF FIRST PAYMENT \$ 175.00	AMOUNT OF OTHER PAYMENTS \$ 175.00	DATE FINAL PAYMENT DUE 11-9-93	TOTAL OF PAYMENTS \$ 21000.00	AMOUNT FINANCED \$ 10255.38	

FILED
 GREENVILLE CO. S.C.
 NOV 7 9 20 AM '83
 DONNIE S. WEAVER

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 certain piece, parcel or lot of land situate, lying and being on the north side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 41 and part of Lot No. 42 on revised plat of McDaniel Heights made by Dalton & Neves, Engineers, February, 1938 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cleveland Street at the corner of property of E. C. Sechrest, said pin being 115 feet east from the northeast corner of the intersection of Cleveland Street and Belmont Avenue, and running thence with said Sechrest property N. 2-55 W. 195 feet to an iron pin; thence N. 85-50 E. 100 feet to an iron pin in rear line of Lot No. 42; thence on a new line through Lot No. 42 S. 2-55 E. 195 feet to an iron pin on the north side of Cleveland Street in front line of Lot No. 42; thence along the north side of Cleveland Street S. 85-50 W. 100 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

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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] (LS.)
 PHYLLIS O'BRIEN CHRISTIAN
 _____ (LS.)

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