

FILED
GENERAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Harold Lee Rosmond Sara Rosmond 315 Potomac Avenue Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5222 Station B Greenville, S.C. 29606			
LOAN NUMBER 29553	DATE 11-15-83	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-21-83	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 21	DATE FIRST PAYMENT DUE 12-21-83
AMOUNT OF FIRST PAYMENT \$ 216.00	AMOUNT OF OTHER PAYMENTS \$ 216.00	DATE FINAL PAYMENT DUE 11-21-91	TOTAL OF PAYMENTS \$ 20236.00	AMOUNT FINANCED \$ 11652.00	

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 in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the southern side of Potomac Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot No. 232 according to plat of Pleasant Valley, prepared by Dalton & Neves, in April, 1946 with revisions through November, 1948, as recorded in the City Office for Greenville County, South Carolina, in Plat Book "W", at page 22, as revised in Plat Book "W" at page 23, and having according to said plat, the following corners and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Potomac Avenue at joint front corner of Lots Nos. 232 and 230, and said pin being 375 feet southwest of iron pin in the southwest corner of the intersection of Potomac Avenue with Long Hill Street, thence S. 0-02 E. 160 feet to an iron pin at joint corner of Lots Nos. 232 and 230; thence S. 89-52 W. 60 feet to an iron pin at joint corner of Lots Nos. 232 and 230 on the southern side of Potomac Avenue; thence along Potomac Avenue N. 89-52 E. 60 feet to an iron pin at joint front corner of Lots Nos. 233 and 239, the point of beginning. Reference: Deed Book 1607, Page 272, Frances S. Childers dated August 29, 1908. Also known as 315 Potomac Avenue, Greenville, S.C. 29605.

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 held against me on the real estate described above.

Signed, Sealed, and Delivered
 in the presence of

[Signature]
 W. M. [Signature]
 4.0001

[Signature] B.S.J.
[Signature] B.S.J.

S.C. 29606

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