

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Iris Dean Schoner Nancy C. Schoner 10 Heard Drive Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5777 Station B Greenville, S.C. 29605	
LOAN NUMBER 29561	DATE 11-18-83	FILED GREENVILLE CO S.C.	VOL 1836 PAGE 336
AMOUNT OF FIRST PAYMENT \$ 350.00	AMOUNT OF OTHER PAYMENTS \$ 350.00	RATE PER ANNUM R.M. 12-01	DATE FIRST PAYMENT DUE 12-23-83
		NUMBER OF PAYMENTS 9	DATE DUE EACH MONTH 23
		TOTAL OF PAYMENTS \$ 3450.00	AMOUNT FINANCED \$ 19241.26

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 situate, lying and being on the southeastern side of Heard Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 49 of a subdivision as Belmont Heights, plat of which is recorded in the S.M.C. Office for Greenville County in Plat Book 62 at Page 54; also shown as the property of Iris D. Schoner and Nancy C. Schoner on plat prepared by Carolina Surveying Co, recorded in the S.M.C. Office for Greenville County in Plat Book 42 at Page 62; said lot having such notes and bounds as shown on said latter plat.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

Reversion: Deed Book 918, Page 104 William B. Isadore dated June 15, 1971.

Also known as 10 Heard 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 any 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]*  
*[Signature]*

*Iris Dean Schoner* (S.S.)  
*Nancy C. Schoner* (S.S.)

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