

REAL PROPERTY MORTGAGE

VOL 1641 PAGE 582 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS HARVE PORTER DYER, JR. JANIE DYER Rt. 6, Box 172, Hwy 20 Piedmont, SC 29673		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758 Stat. B Greenville, SC 29606			
LOAN NUMBER 29601	DATE 12-22-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-28-83	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 01-28-84
AMOUNT OF FIRST PAYMENT \$ 430.00	AMOUNT OF OTHER PAYMENTS \$ 430.00	DATE FINAL PAYMENT DUE 12-28-98	TOTAL OF PAYMENTS \$ 77,400.00	AMOUNT FINANCED \$3,933.47	

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 lot of land, with the buildings and improvements thereon lying and being on the easterly side of S.C. Highway No. 20 formerly U.S. Highway No. 29 near the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No. 14 on plat of the property of Troy C. Davis and Mrs. Francis G. Davis as recorded in the RMC Office for Greenville County, S.C. in Plat Book S, page 69, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the easterly side of S.C. Highway no. 20, joint front corner of Lots 14 and 15, and running thence along the common site of said lots S 86-30 E 545 feet to an iron pin in the center line of a right-of-way of C and G R.R. Division of Southern Railway; thence along the center line of said right-of-way S 4-35 W 85 feet to an iron pin joint rear corner of lots 13 and 14; thence along the common line of said lots N 86-30 W. 544.9 feet to an iron pin on the easterly side of S.C. Highway No. 20; thence along the easterly side of said Highway N 4-30 E 85 feet to an iron pin, the point of beginning. The above described property is subject to the P & N Railroad right of way and C & G R.R. Division of Southern Railway, as shown on the afore mentioned recorded plat, Derivation: Deed Book 770, Page 149 From Phillin N. Brownstein, Dated April 6, 1965. Also known as Rt. 6, Box 172, Hwy 20, Piedmont, SC.

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

Sharon Roach
(Witness)
Janie Dyer
(Witness)

Harve Porter Dyer, Jr. (LS.)
HARVE PORTER DYER, JR.
Janie Dyer (LS.)
JANIE DYER

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