

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Joe E Gorman 102 Fairfax Drive Greenville, S.C. 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1/6 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29635	DATE 2-6-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 2-10-84	NUMBER OF PAYMENTS 120
AMOUNT OF FIRST PAYMENT \$ 221.00	AMOUNT OF OTHER PAYMENTS \$ 221.00	DATE FINAL PAYMENT DUE 2-10-94	DATE DUE EACH MONTH 10
		DATE FIRST PAYMENT DUE 3-10-84	AMOUNT FINANCED \$ 13126.83

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 that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 45 of the Property of W. R. Tirmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book XX at Page 9, and having the following meter and bounds, to wit:

BEGINNING at a point on the Southeastern side of Fairfax Drive at the joint front corner of Lots 44 and 45 and running thence with the Southeastern side of Fairfax Drive S 68-23 1/2 88 feet to a point at the joint front corner of Lots 45 and 46; thence S 21-37 E 257 feet to a point at the joint rear corner of Lots 45 and 46; thence N 60-04 88.9 feet to a point at the joint rear corner of Lots 44 and 45; thence N 21-37 W 214.2 feet to the point of BEGINNING.

Derivation: Deed Book 709, Page 128 William R. Tirmons, Jr dated October 19, 1962. Also known as 102 Fairfax Drive, Greenville, S.C. 29611

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 hold against me on the real estate described above.

Signed, Sealed, and Delivered in the presence of

*William R. Tirmons, Jr.*  
(Witness)

*James B. Jones*  
(Witness)

*Joe E. Gorman* (L.S.)  
JOE E. GORMAN

(L.S.)

CIT 82-8226 (1-79) - SOUTH CAROLINA  
FINANCIAL SERVICES

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