

REAL PROPERTY MORTGAGE
FILED

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NAMES AND ADDRESSES OF ALL MORTGAGORS Casper Cohens, Jr. Patricia J. Cohens Route 1 Lakeside Drive Taylors, S.C. 29687		GREENVILLE, S.C. FEB 12 1984 BOOK 1047 PAGE 354 R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29605		
LOAN NUMBER 29636	DATE 2-8-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF BORROWER DEFERS PAYMENT OF TRANSACTION 2-13-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 7-13-84	DATE FIRST PAYMENT DUE 7-13-84
AMOUNT OF FIRST PAYMENT \$ 442.00	AMOUNT OF OTHER PAYMENTS \$ 442.00	DATE FINAL PAYMENT DUE 2-13-94	TOTAL OF PAYMENTS \$ 53040.00	AMOUNT FINANCED \$ 24974.75	

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 Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 7, Section 3, Peace Haven, as shown on plat thereof recorded in the REC Office for Greenville County, South Carolina, in Plat Book ZZ, at Page 95, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern corner of the intersection of Lakeside Drive and Cross Street and running thence along Cross Street, S 26-42 E. 84.3 feet to an iron on a Lake; thence along said Lake as the line, the chords being N. 62-12 E. 205 feet S. 62-20 E. 68 feet, and N. 87-40 E. 100 feet, to the joint corner of Lots 6 and 7; thence along the line of Lot 6 N. 26-42 W. 187 feet to an iron pin on the southeastern side of Lakeside Drive; thence along Lakeside Drive S 64-07 W. 336.5 feet to the beginning corner.

The above described property is part of the same conveyed to the grantor herein by A. E. Holton. Derivation: Deed Book 870, Page 98 Virginia B. Mann dated June 16, 1969.

Also known as Route 1 Lakeside Drive, Taylors, 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 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

Vernon F. Tate, Jr.
(Witness)

Jimmy B. Jones
(Witness)

Casper Cohens, Jr. (R.S.)
CASPER COHENS, JR.

Patricia J. Cohens (R.S.)
PATRICIA COHENS

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